

FOR SALE / TO LET

WAREHOUSE / INDUSTRIAL UNIT



HOLDER & CO
Property Consultants



UNIT 2, WYTER LANE INDUSTRIAL ESTATE, LEEDS, LS5 3BT

- 4,937 sq ft (458.60 sq m)
- Rare opportunity to purchase
- Located on the popular Wyther Lane Industrial Estate





LOCATION

The property is located on the popular Wyther Lane Industrial Estate, just off Wyther Drive, with Leeds City Centre being c. 4 miles to the east.

DESCRIPTION

The premises comprise a predominantly single-storey industrial / warehouse unit. The unit benefits from office accommodation at first floor level. 4.35m floor to ceiling height in the warehouse.

Externally the premises benefit from designated car parking to the front and rear plus a shared loading area to the rear with ground level loading facilities.

RATING

We are advised that the rateable value is currently £23,000 however interested parties are encouraged to make their own enquiries to satisfy themselves.

TERMS

The premises are offered for sale at offers in excess of £400,000 plus VAT alternatively a letting at £37,500 pa will be considered.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Warehouse / Industrial	366.19	3,942
First Floor Office	92.41	995
Total	458.60	4,937

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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