

TO LET

MODERN WAREHOUSE / INDUSTRIAL
PREMISES - **COMPREHENSIVELY
REFURBISHED**

5,936 SQ FT (551.54 SQ M)



HOLDER & CO
Property Consultants



Unit 5, United Business Park,
Lowfields Road, Leeds, LS12
6UB

- Modern, attractive unit
- 7m eaves height
- Fringe of City Centre just off Gelderd Road



LOCATION

Situated off Lowfields Road, which is located 1.5 miles south of Leeds City Centre. Lowfields Road links into Gelderd Road, a main arterial route to Leeds City Centre and is home to a number of trade counter and industrial occupiers. J.1 of the M621 motorway is 1 mile distant.

DESCRIPTION

The premises comprise a modern single storey detached trade / warehouse unit with ancillary office accommodation and useful mezzanine floor of 75.31 sq m (810 sq ft). The unit benefits from an eaves height of 7m. Loading is via a single roller shutter door from an external forecourt area. Fully refurbished to a high specification.

TERMS

The premises are offered to let on a new lease at a rental of £61,718 per annum.

RATEABLE VALUE

We are informed by the VOA that the current rateable value is £34,750.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Warehouse inc Mezzanine works	447.62	4,818
GF & FF Offices	103.92	1,118
Total	551.54	5,936

LEGAL COSTS

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

CONTACT

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