

TO LET SHOWROOM & INDUSTRIAL UNIT



UNIT 5, MATRIX HOUSE DONISTHORPE STREET, LEEDS, LS10 1NZ

- 3,465 sq.ft. (384.2 sq.m)
- 6m to underside of haunch
- Excellent parking and loading provisions
- Attractive office / showroom
- Fully heated and lit

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Donisthorpe Street is located at the intersection of the A61 and the A639 (Hunslet Road) to the south of Leeds City Centre and within easy reach of the motorways.

The surrounding area is of established industrial and showroom use.

DESCRIPTION

Unit 5 is an end-terrace industrial unit of steel frame construction and brick and clad elevations, with a clear working height of 6m.

The unit has office/showroom entrance from the Donisthorpe Street frontage with loading to the rear and benefits from a gas fired heating system and LED lighting.

ACCOMMODATION

The property has the following approximate areas:-

Description	sq.m.	sq.ft.
Warehouse	384.2	3,465

TERMS

The property is available on the basis of a new five year lease.

RENT

£35,000 per annum exclusive

PLANNING

The property has planning consent for B2 and B8 use.

RATES

We understand the property has a Rateable Value of £24,750. Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 92 D. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Aug-26

Misrepresentation Act
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