



Unit 9, Old Mill Lane, Leeds LS10 1RG

TO LET

Industrial / Warehouse Unit To Let

**51,559 Sq Ft
(4,790 Sq M)**

DESCRIPTION

The unit is of steel portal frame construction with an asbestos cement sheet roof benefitting from translucent roof lights, providing basic industrial warehouse accommodation. Access to the unit is by way of a single ground level loading door whilst access to the estate is provided via a single electric gated entrance point.

- ✓ Basic warehouse accommodation
- ✓ Ground level roller shutter doors
- ✓ On-site parking
- ✓ Flexible lease terms / possible short term
- ✓ Excellent road transport links
- ✓ Eaves height of 10m



LOCATION

The site forms part of Hunslet Industrial Estate, an established and popular industrial location on the outskirts of Leeds City Centre. The estate is strategically located circa 1 mile from Junctions 4, 5 and 7 of the M621 Motorway and just over 1.5 miles from both Leeds City Centre and Junction 44 of the M1 Motorway.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	51,559	4,790

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

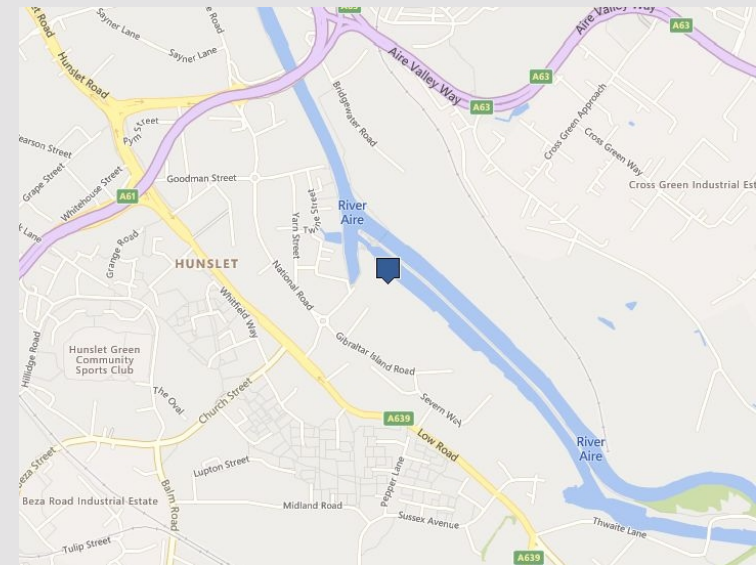
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The units are in the process of being reassessed.

EPC

We understand that Unit 9 is exempt from requiring an EPC.



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Regulated by RICS 28-Nov-2023

VIEWING & FURTHER INFORMATION

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