



OVERLAND PARK

JCT27 | M62 | LEEDS | LS27 7JP

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To Let
Unit 10

**WAREHOUSE /
TRADE COUNTER UNIT**

6,600 sq ft (613.02 sq m)

To Let Unit 10

Description

Unit 10 Overland Park comprises a high specification industrial/warehouse unit that benefits from the following specification:



SOLID CONCRETE FLOOR



EAVES HEIGHTS UP TO 7.0M



GENEROUS SHARED YARD AND CAR PARKING AREA



GROUND LEVEL LOADING DOOR



OFFICE, WC AND KITCHENETTE FACILITIES



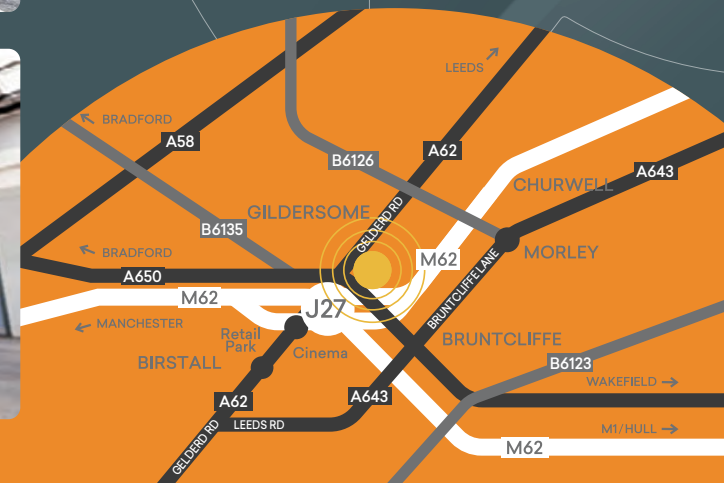
LED LIGHTING TO WAREHOUSE



Accommodation

The unit has been measured to have the following Gross Internal Area:

	SQ M	SQ FT
Warehouse	543.82	5,855
Offices	69.20	745
TOTAL	613.02	6,600



Terms

The unit is available on a Full Repairing and Insuring lease, for a number of years to be agreed. Further information is available on request.

VAT & Legal Costs

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transactions.

EPC

Proposed Energy Performance Certificate is a minimum of Band B.

Rent

Rent on application.

Rateable Value

The property has a rateable value of £41,000.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

Carter Towler and Savills on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2024.

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

Hazel Cooper
hazelcooper@cartertowler.co.uk

Josh Holmes
joshholmes@cartertowler.co.uk

savills.co.uk savills
0113 244 0100

Matthew Ewin
matthew.ewin@savills.com

Tom Asher
tom.asher@savills.com