

TO LET

Unit 7 Greencroft Works

Yeadon

Leeds, LS19 7LX



HOLDER & CO
Property Consultants



Unit 7 Greencroft Works

Yeadon

Leeds LS19 7LX

- 5.2m eaves height
- 1 Ground Level Loading Door
- Secure Shared Yard
- 3 Dedicated Parking spaces
- Rare Location Availability





LOCATION

Located on the Greencroft Works development which is situated off Kirk Lane in Yeadon which lies approx. 8 miles northwest of Leeds City Centre and 7 miles to the northeast of Bradford.

DESCRIPTION

Comprising a single storey, mid-terrace, modern refurbished light industrial unit. The unit has solid concrete floor, single phase power supply and a min eaves of 5.2m. Access is via an electronically operated loading door. The property has LED lighting, WC and kitchenette facilities and a mezzanine floor with offices.

TERMS

Available on a new full repairing and insuring lease at a rental of £22,500 per annum exclusive of VAT.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq M	Sq ft
Unit 7 Industrial	166.95	1,797
Mezzanine Offices	33.60	362
Total	200.55	2,159

RATEABLE VALUE

The property has a rateable value of £14,750 and business rates will be charged by the Billing Authority according to the prevalent Uniform Business Rate currently payable. Further enquiries should be directed to Leeds City Council.

CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com