

WORKSHOP/ STORAGE UNIT

430 SQ FT (40 SQ M)

- Self-contained unit
- Electric roller-shutter access
- Kitchen facilities
- On-site car parking



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TO LET



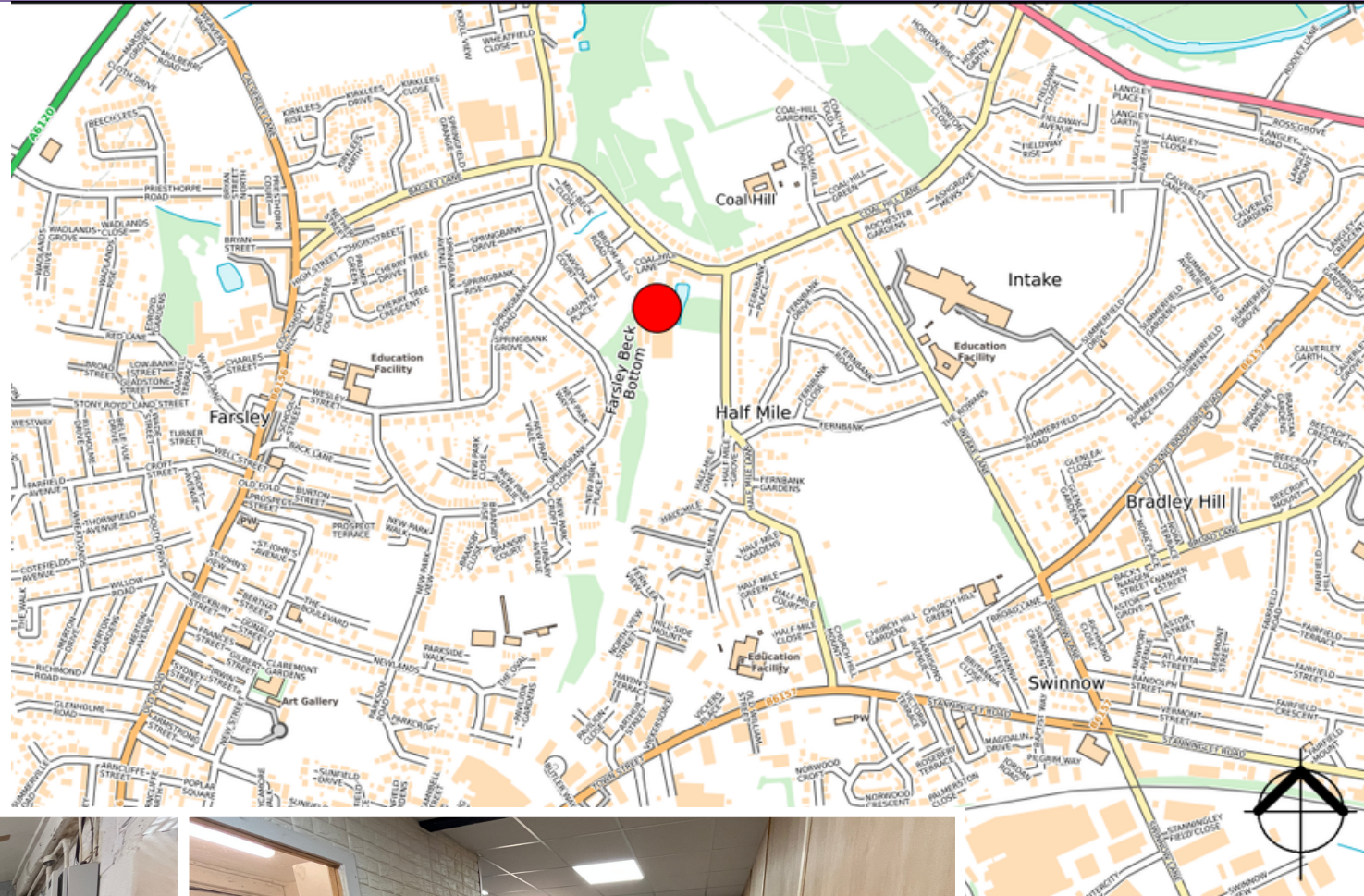
Unit 21, Cape Industrial Estate
Coal Hill Lane
Pudsey
LS28 5NA

£5,500 + VAT
per annum

LOCATION

Cape Industrial Estate is located on Coal Hill Lane close to its junction with Half Mile Lane in the popular West Leeds suburb of Farsley. Leeds City Centre is 6 miles away, and Bradford City Centre is 5.4 miles from the property.

The estate comprises of several characterful stone buildings that have been converted to a variety of commercial businesses with ample parking for occupiers and visitors alike.





DESCRIPTION

The property comprises a self-contained workshop/ storage unit with an integral garage, forming part of Cape Industrial Estate.

Access is provided via an electric roller shutter. Internally the property comprises of workshop rooms, bearing a suspended ceiling with LED lighting and a separate kitchen area.

WC facilities are shared, and are located externally within an adjacent communal block that also serves for neighbouring occupiers on the estate.

Externally, the property benefits from access to an abundance of on-site communal car parking spaces.



EPC

The property currently benefits from an EPC rating of C-67.

VAT

VAT is applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £5,500 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

RATEABLE VALUE

We have made enquiries with the Valuation Office Agency (VOA) and can confirm that the Rateable Value for the property is £3900.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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