



Detached Warehouse/Industrial Unit with Secure Yard

34,750 Sq Ft (3,228.39 Sq M)

Unit 11 Millshaw Park Industrial Estate, Leeds, LS11 0LR

Get more information

Avison Young

6th Floor
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To Let

Location

The unit is situated on the well-established Millshaw Park Industrial Estate. The estate is strategically located approximately 1 mile from Junction 1 of the M621 and c. 2 miles from Leeds City Centre. Junction 28 of the M62 is approximately 2 miles south. Millshaw Park is accessed directly off Elland Road (A643) which links directly with the Leeds Outer Ring Road (A6120) and the M621.

Notable occupiers on the estate include Edmundson Electrical, Afonwen, MPCC & Alliance Healthcare.

Description

The subject property comprises a detached modern warehouse / industrial unit. Constructed of steel portal frame, with profile metal cladding. The roof is dual pitch with translucent roof panels providing natural light.

The unit benefits from the following brief specification:

- 7.24M Eaves
- 4 electronically operated Ground level loading doors
- Large Dedicated secure yard area (bound by 2m palisade fence)
- Separate parking provision
- High quality 2 storey integral office accommodation
- Welfare facilities
- On a new lease, the unit it to be fully refurbished, including a new roof

Accommodation

We have measured the property to have the following Gross Internal Areas:

Description	Sq m	Sq ft
Warehouse	2,806.23	30,206
Ground Floor Office	211.08	2,272
First Floor Office	211.08	2,272
TOTAL GIA	3,228.39	34,750

Tenure

Available by way of assignment or sub-lease. Alternatively, a new full repairing and insuring lease. Please enquire for further details.

Services

All mains' services are connected including electricity (3 phase), gas, water & drainage.

Rating

According to the VOA website, the property has a rateable value of £165,000.

EPC

C - 64

VAT

VAT will be payable at the prevailing rate on any transaction.



To find out more, please contact:

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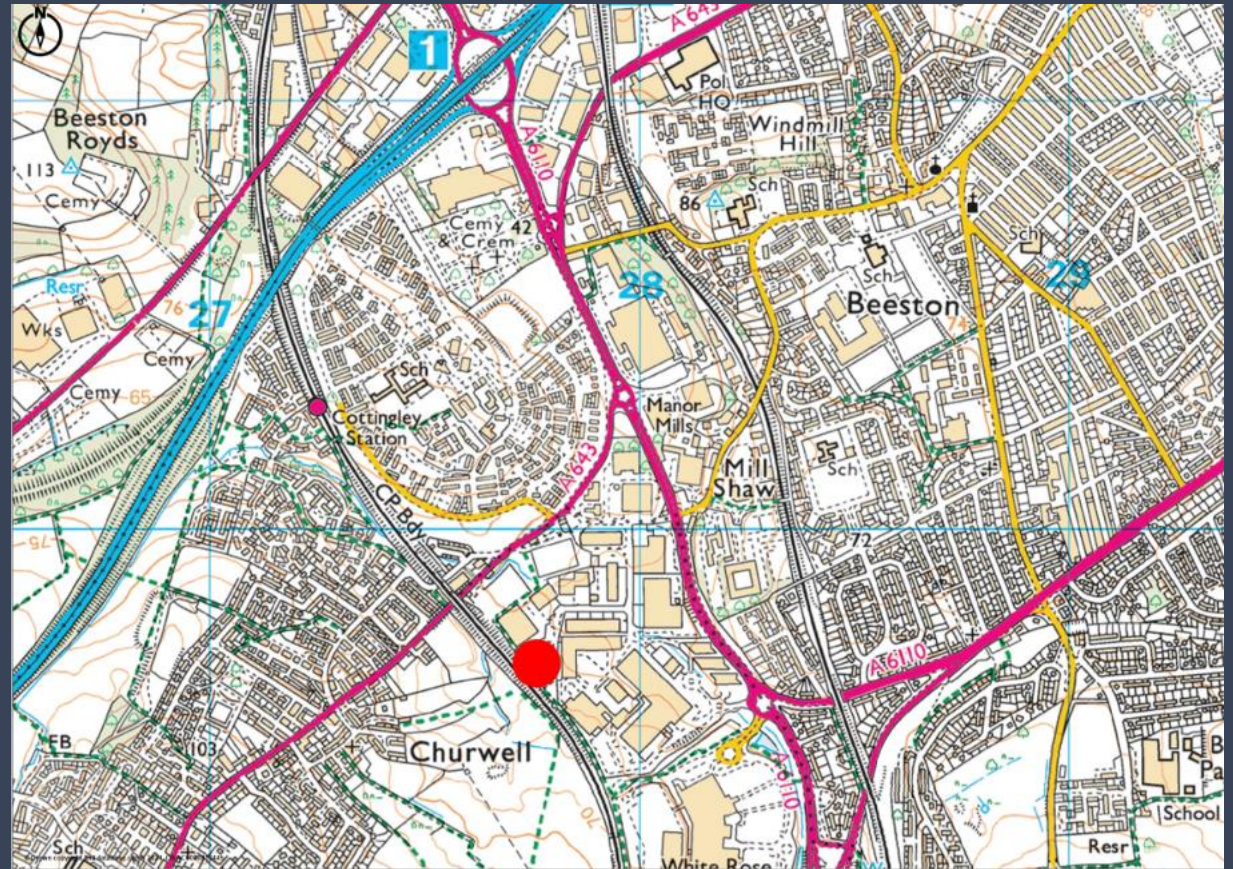
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