

**TO LET.**  
*(TO BE FULLY REFURBISHED).*



***Detached Industrial Warehouse with Secure Yard.***

***34,750 sq. ft. (3,228.39sq m).***

***Unit 11 Millshaw Park Industrial Estate, Leeds LS11 0LX.***

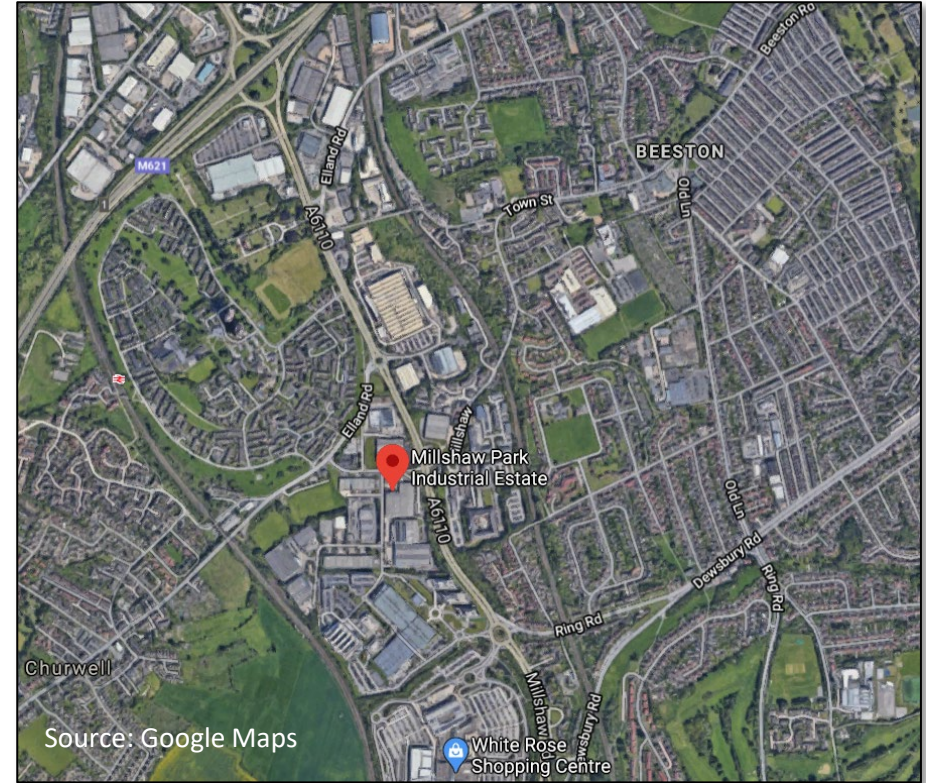
# Location.

The unit is situated on the well-established and ever popular Millshaw Park Industrial Estate.

The estate is strategically located approximately 1 mile from Junction 1 of the M621 and approximately 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, Leeds Parcel Company, MPCC & Alliance Healthcare.



# Description.

The property comprises a detached industrial warehouse unit constructed of a steel portal frame. The unit is to be fully refurbished and will benefit from the following specification:

- Full redecoration to the warehouse & offices
- VRF air conditioning
- EV car charging
- New metal profile roof with new rooflights
- LED lighting throughout
- Dedicated, secure loading yard with gated entrance & separate parking
- 4 new electronically operated sectional ground level loading doors
- Eaves height of 7.24m
- High quality 2-storey offices inc. separate warehouse welfare & WCs

# Accommodation.

The unit has been measured on a gross internal basis.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	2,806.23	30,206
GF Offices	211.08	2,272
FF Offices	211.08	2,272
<b>TOTAL GIA</b>	<b>3,228.39</b>	<b>34,750</b>

# Rateable Value.

The property has a Rateable Value of £165,000. Please contact Leeds City Council for further information.

# Terms.

The property is available by way of a new full repairing the insuring lease for a term of years to be agreed. The rent is available on request.

# EPC.

An EPC will be commissioned on completion of the refurbishment works.

# Services.

We understand the property has access to all main services.

# Legal Costs.

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

# VAT.

If applicable, VAT will be applied at the prevailing rate.

# Anti-Money Laundering.

An incoming tenant will be asked to provide financial information and be subject to relevant anti-money laundering checks.



# Contact.



For further information, or to arrange a viewing, please contact Knight Frank or joint agents Carter Towler.

## **TOM GOODE**

+44 113 288 5264

+44 7583 120 180

tom.goode@knightfrank.com

## **IAIN MCPHAIL**

+44 113 297 1843

+44 7962 360 297

ian.mcphail@knightfrank.com

## **Subject to Contract**

### **IMPORTANT NOTICE**

- 1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- 2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4) VAT: The VAT position relating to the property may change without notice.
- 5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- 6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [July 2024]. Photographs and videos dated [July 2024]. ]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

**knightfrank.co.uk**

**Connecting people  
& property, perfectly.**

