

TO LET



Unit 9, Moorhouse Avenue, Leeds LS11 8HA

2,020 Sq Ft
(188 Sq M)

DESCRIPTION

Modern trade counter/warehouse units to let at Enterprise Park Industrial Estate, Leeds. The units are of steel frame construction with brick/blockwork cavity walls and plastisol-coated metal profile cladding to eaves. Each benefits from a roller shutter door, window and pedestrian door shutters, partitioned office space, and separate WC facilities. The estate has a steel palisade security fence with lockable gates. Units are due for refurbishment. No vehicle repairs/sales/detailing use.

LOCATION



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,020	188



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Georgie Parker
07425 687 718
gsparker@lsh.co.uk

TERMS

A new FRI lease is available on a minimum term of 3 years.

For further information, please contact the sole agent.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.