



## Unit 11

Millshaw Park, Leeds, LS11 0LW

### Modern Industrial Warehouse

**34,750 sq ft**  
(3,228.38 sq m)

- Due to undergo extensive refurbishment (including a new roof)
- 4 Ground Level Roller Shutters
- LED Lighting
- Solid Concrete Floor
- 35m Concrete Yard
- Fully Fenced Secure Site



# Unit 11, Millshaw Park, Leeds, LS11 0LW

## Summary

<b>Available Size</b>	34,750 sq ft
<b>Rates Payable</b>	£90,090 per annum
<b>Rateable Value</b>	£165,000
<b>VAT</b>	All prices quoted are exclusive of VAT
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	30,206	2,806.23
Ground - Office & Facilities	2,272	211.08
1st - Office & Facilities	2,272	211.08
<b>Total</b>	<b>34,750</b>	<b>3,228.39</b>

## Description

The property comprises a detached, self contained, steel portal framed warehouse/industrial unit which benefits from the following specification:

- 4 ground level roller shutters
- LED lighting
- Solid concrete floor
- 7.5m minimum eaves height (6.44m to underside of haunch)
- WC's & canteen
- Separate warehouse WC's & shower
- 35m concrete yard
- Two separate parking areas for 39 cars
- Fully fenced secure yard

## Location

The unit is situated on the established Millshaw Park Industrial Estate, which is strategically located approximately half a mile from Junction 1 of the M621 of the motorway and circa 2 miles from Leeds City Centre. The estate itself is accessed directly off Elland Road (A643) which leads to Junction 1 of the M621 motorway via the Leeds outer ring road (A6110).

## Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

## Viewings

Viewings are strictly by appointment only.



## Viewing & Further Information



**Hazel Cooper**

0113 245 1447

hazelcooper@cartertowler.co.uk



**Josh Holmes**

01132 451 447

joshholmes@cartertowler.co.uk

**Tom Goode (Knight Frank)**