

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

QUALITY REFURBISHED INDUSTRIAL
UNIT
TO LET

**JUNCTION 30 BUSINESS PARK
OUZELWELL GREEN, LEEDS**

3,724 SQ FT (346 SQ M) TO 22,325 SQ FT (2,074 SQ M)



UNIT 1 – 3,724 SQ FT (346 SQ M)

UNIT 2 – 14,725 SQ FT (1,368 SQ M)

UNIT 3 – 3,865 SQ FT (360 SQ M)

TOTAL 22,324 SQ FT (2,074 SQ M)

Available as individual units or as a whole

THE PROPERTY

The property is located less than 2 miles from junction 30 of the M62 in a superb industrial location between the conurbations of Leeds and Wakefield but with the benefit of motorway access.

The unit is situated immediately to the north of the M62 and is accessed from the M62 via the A642, Castlegate and Ouzelwell Green.

DESCRIPTION

The property can be offered as 3 separate units or in combinations or as a whole.

The premises are traditionally constructed modern unit with excellent yard, parking and turning areas and are of steel frame construction with brick and metal clad elevations.

The lower ground floor workshop has its own excellent yard, parking and turning areas. The properties all have the following basic specification: -

- Frame construction providing clear working area
- Excellent yard, parking and turning areas
- Roller shutter doors
- Load bearing floors
- Amenities
- Secure compound
- 3 phase power and all mains services

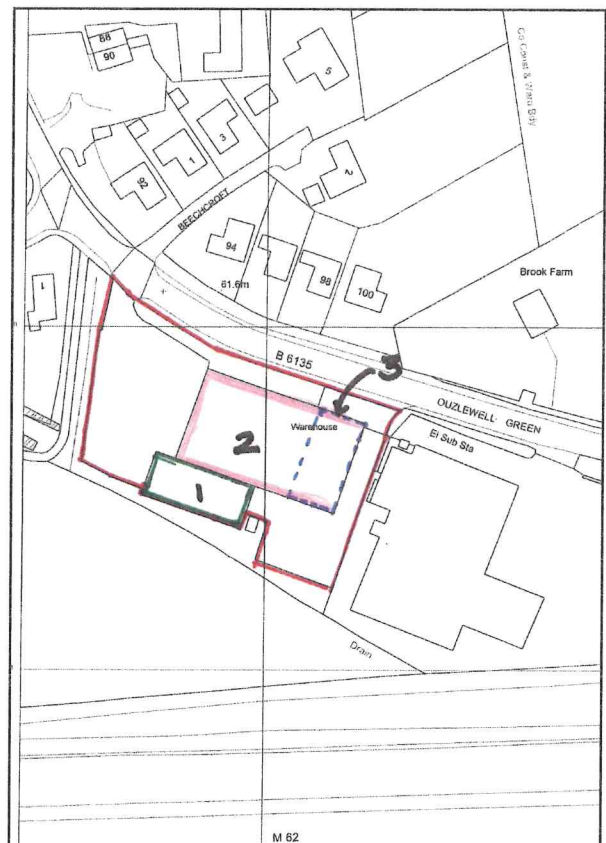
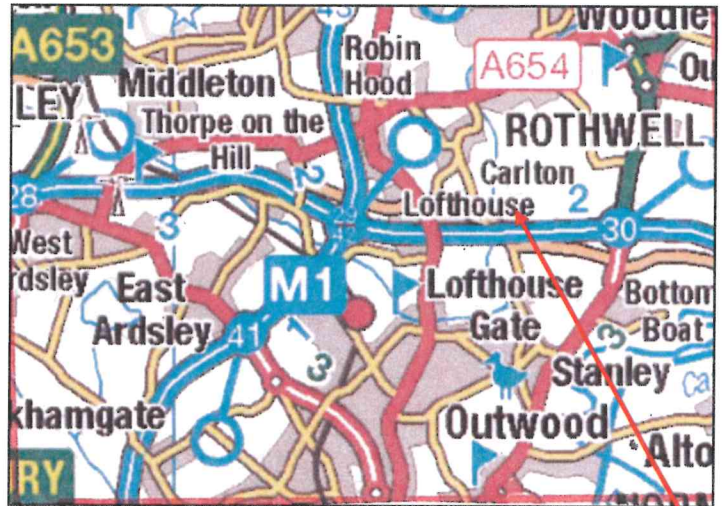
TERMS

The property is available to let on flexible lease terms, at a rental to be agreed.

VIEWING

Strictly by appointment only by contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362.

SUBJECT TO CONTRACT



ACCOMMODATION

(all areas are gross internal)

	SQ FT	SQ M
Main factory warehouse	14,725	1,368
Ancillary workshop	3,875	360
Lower ground floor storage and distribution unit	3,724	346
TOTAL	22,324	2,074

PLANNING

We understand the property has planning for B1, B2 & B8 use.

RATEABLE VALUE

The rateable value of the properties is not individually assessed.

SERVICE CHARGE

A nominal service charge will be levied to cover costs of the management and maintenance of the common areas of the estate.