

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNITS

Millshaw Park Industrial Estate,
Leeds LS11 0LX
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UNITS 14 15

5,417 - 11,013 sq ft
503 - 1,023 sq m



UNITS AVAILABLE
SEPARATELY
OR COMBINED



ESTABLISHED
BUSINESS
LOCATION



EXCELLENT ACCESS TO
LEEDS CITY CENTRE,
M621, M62 & M1



*Indicative image for
illustrative purposes only



DESCRIPTION

The properties comprise two mid-terraced warehouse / light industrial units which are available separately or combined.

The units are of steel portal frame construction with part brick-clad front elevations.

They are currently undergoing comprehensive refurbishment, including a new insulated profile metal roof. A full technical specification is available on request.

Nearby occupiers include:



SPECIFICATION

DEDICATED YARD AND PARKING

EAVES HEIGHT OF 6 METRES

1 GROUND LEVEL ELECTRICALLY OPERATED LOADING DOORS

FULL HEIGHT 2 STOREY OFFICE ACCOMMODATION

LED LIGHTING THROUGHOUT

AMENITIES WITHIN CLOSE PROXIMITY INCLUDING WHITE ROSE SHOPPING CENTRE & JUNCTION 1 RETAIL PARK

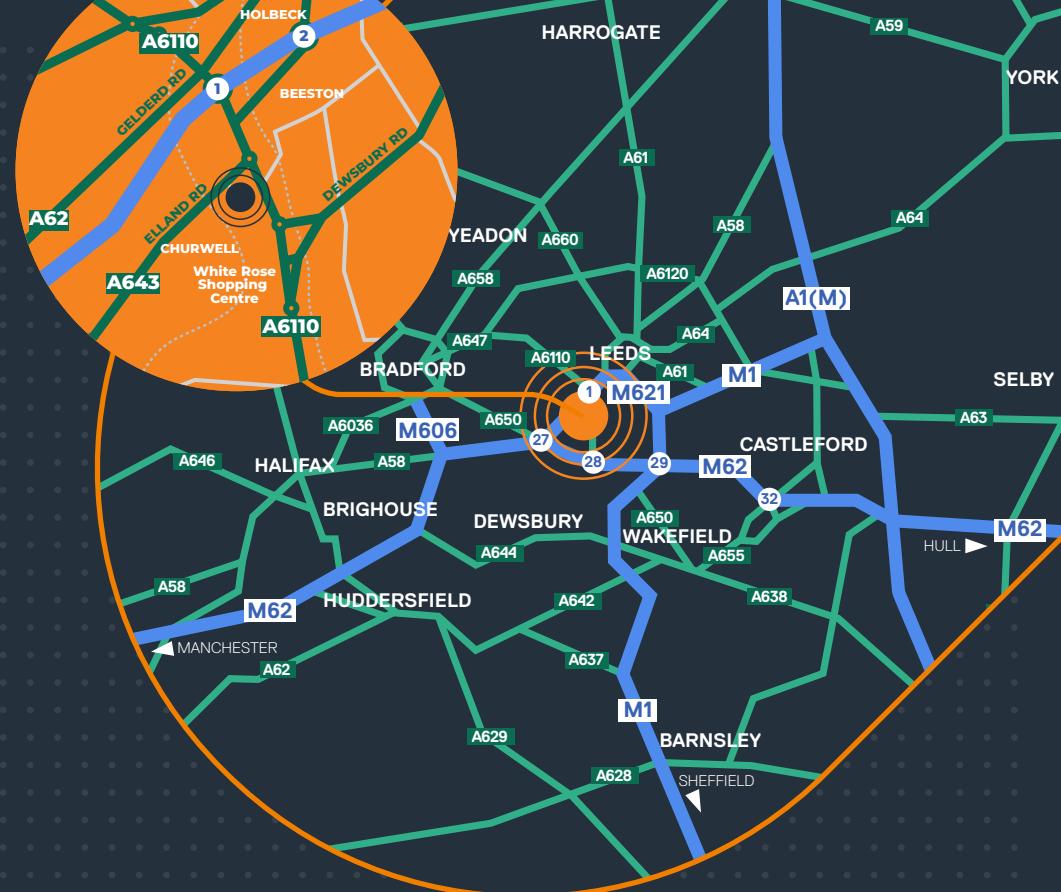
QUICK ACCESS TO M621 J1, M62 J28 AND A6110 LEEDS RING ROAD

LOCATION

The units are on Millshaw Park Industrial Estate, 0.5 miles from Junction 1 of the M621 and 2 miles from Leeds City Centre.

Access is via Elland Road (A643) and the Leeds Outer Ring Road (A6110).

ACCOMMODATION	SQ FT	SQ M
UNIT 14		
Warehouse	4,984.72	463.09
Offices	538.52	50.032
Total	5,523.2	513.11
UNIT 15		
Warehouse	4,956.89	460.51
Offices	533.08	49.52
Total	5,489	510.09
Total approx. GIA	11,013	1,023



Rateable Value

The properties have a Rateable Value of £67,500. Please contact Leeds City Council for more information. The VOA listing can be found [here](#).

Anti-Money-Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

Legal Costs

Each party is to be responsible for their own legal costs incurred as part of any transaction.

VAT

If applicable to the rent, VAT will be charged at the prevailing rate.

Services

We understand that mains water, electricity & drainage supplies are available and connected to the property.

Energy Performance Certificate

The properties will be assessed on completion of the refurbishment works.

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