

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

UNDERGOING EXTENSIVE REFURBISHMENT



UNITS AVAILABLE  
SEPARATELY  
OR COMBINED



ESTABLISHED  
BUSINESS  
LOCATION



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



## 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
<b>UNIT 14</b>		
Warehouse	4,984.72	463.09
Offices	538.52	50.032
Total	5,523.2	513.11
<b>UNIT 15</b>		
Warehouse	4,956.89	460.51
Offices	533.08	49.52
Total	5,489	510.09
<b>Total approx. GIA</b>	<b>11,013</b>	<b>1,023</b>

### 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

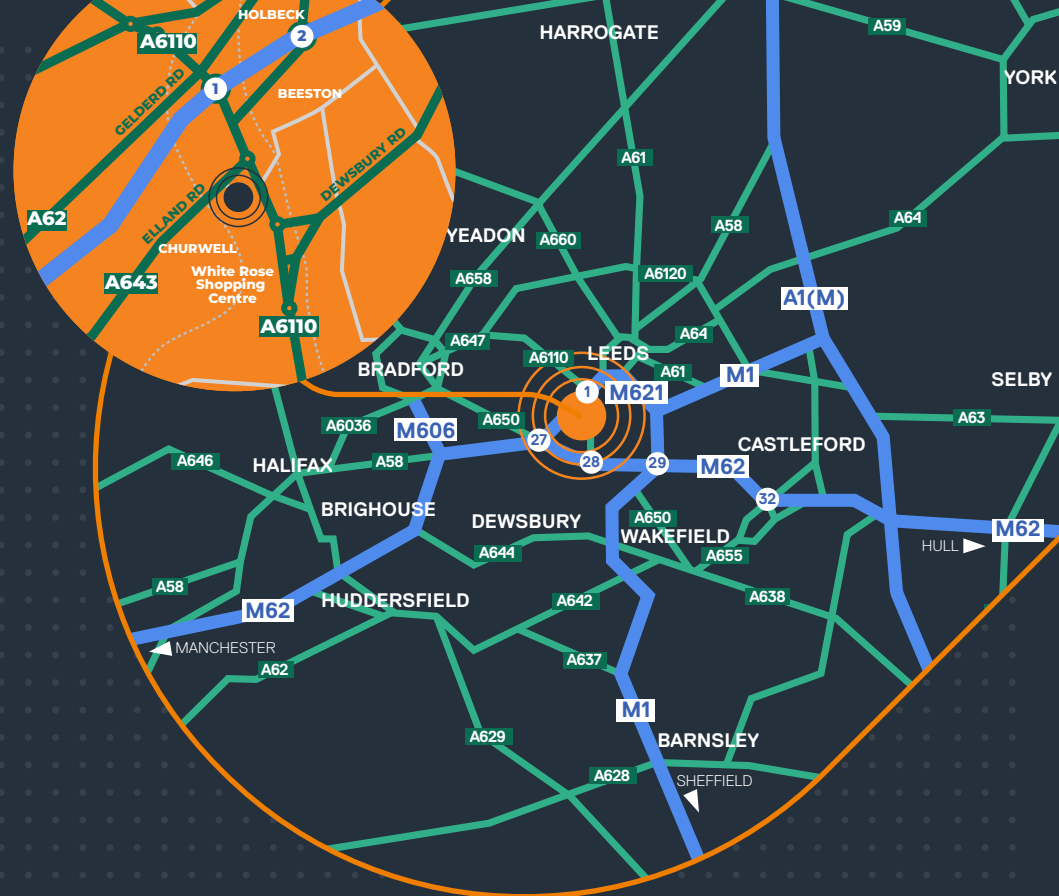
If applicable to the rent, VAT will be charged at the prevailing rate.

### 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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