

**3** UNIT 3  
**APEX BUSINESS PARK**  
APEX WAY

**TO LET**  
**REFURBISHED**  
**HYBRID**  
**WAREHOUSE**  
**WITH OFFICES**

3,510 sq ft (326.09 sq m)

- Leeds City Centre - 1 Mile
- J4(M621) - 1.6 Miles
- Modern Integral Office Accommodation



LS11 5LN

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## DESCRIPTION

The property provides a newly refurbished end-terrace warehouse unit with modern offices and benefits from a shared yard. The unit is accessed via a roller shutter door and separate personnel door.

## SPECIFICATION

Extensively refurbished accommodation

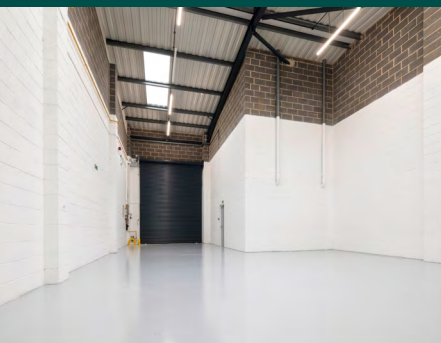
New LED lighting

Modern open plan offices

Minimum 6.8m eaves height

Heating to warehouse

Designated parking



### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

VAT will be charged where applicable.

### TERMS

The unit is available by way of a new Full Repairing and Insuring lease on a term to be agreed. Further information is available upon application.

### RATEABLE VALUE

Current rateable value of £25,500.

### EPC

Energy Performance Certificate rating of B30. A copy is available upon request.

### VIEWING

Strictly by appointment.

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## LOCATION

The property is located in an established location with convenient access to Junction 4 of the M621, which in turn provides access to the M1, M62 and national motorway network. Leeds City Centre is approximately 1 mile to the north.

The property itself is accessed off Apex Way. Surrounding occupiers include Site Safety Construction Products Ltd and EasyFix Balustrades Ltd.



## ACCOMMODATION

The property has the following gross internal area:

Description	sq ft	sq m
GF Warehouse	1,210	112.41
GF Offices & Welfare	1,150	106.84
FF Offices & Welfare	1,150	106.84
<b>Total</b>	<b>3,510</b>	<b>326.09</b>



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