

# TO LET - UNIT D

## TRADE COUNTER/INDUSTRIAL UNIT (INCLUDING CRANEAGE) AND YARD

18,635 sq ft (1,764.18 sq m)

/// [shed.tour.cups](http://shed.tour.cups)



- 23 Car Parking Spaces
- Office Accommodation
- 5 Tonne Crane In Situ
- Good Access to M621 (J1)
- Eaves Height approx. 7.1 metres

\*Indicative Image of unit in it's original form

**TURNKEY**  
— P A R K —

Royds Lane - Leeds - LS12 6AD

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### DESCRIPTION

The unit is a modern single bay detached industrial/trade counter unit of steel portal frame construction incorporating two storey office space.

The specification includes:

- Eaves height of approx. 7.1 metres
- 5 tonne travelling crane
- 2 roller shutter doors
- Two storey offices and welfare facilities
- Integral trade counter

Externally, the property enjoys a concrete yard/driveway for vehicular access to the front and a storage yard to the southern elevation. A concrete surfaced car park is located to the front of the building providing 23 spaces.

The perimeter is secured by steel palisade fencing and is accessed via a single steel gate.

### ACCOMMODATION

This unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th Edition) and has the following gross internal floor areas.

	sq ft	sq m
Warehouse	13,513	1,255.38
Ground Floor Offices	2,561	237.90
First Floor Offices	2,561	237.90
<b>Total</b>	<b>18,635</b>	<b>1,764.18</b>

The site area extends to 0.805 acres (0.33 hectares).



### BUSINESS RATES

Rateable Value - £87,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has been accessed and has an EPC rating of C-56.

### TERMS

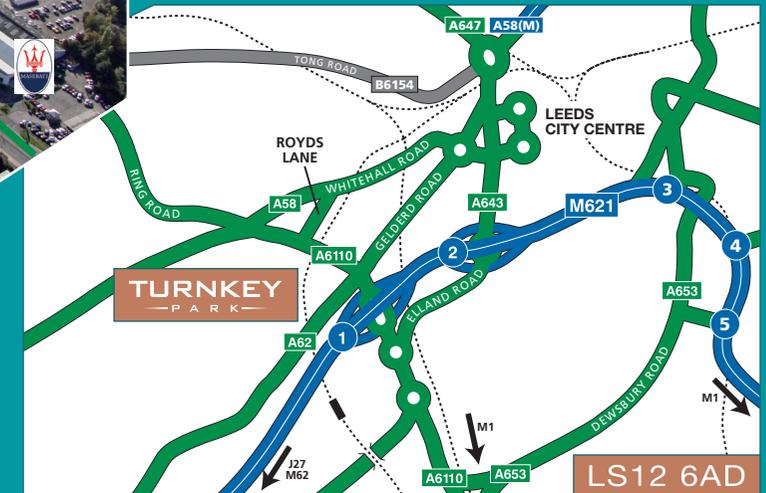
The unit is available by way of a Fully Repairing and Insuring lease. Further information on terms and quoting rents are available on application.

### LOCATION

Turnkey Park is located on Royds Lane off the A58 Whitehall Road, close to its junction with the A6110 Leeds Lower Wortley Outer Ring Road and 1 mile from Junction 1 of the M621 motorway. The unit is approximately 2.5 miles south of the City Centre.

Local occupiers include:

- Ferrari/Maserati showroom
- Makro
- Topps Tiles
- Pland



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