EXTENSIVELY REFURBISHED

MAYBROOK INDUSTRIAL PARK

CASTLETON ROAD • LEEDS • LS12 2EL



Keyline for identification purposes only.

TO LET - UNIT 11

MODERN WAREHOUSE / INDUSTRIAL UNIT WITH EXCELLENT SECURE SHARED YARD

5,123 SQ FT

MAYBROOK
INDUSTRIAL PARK

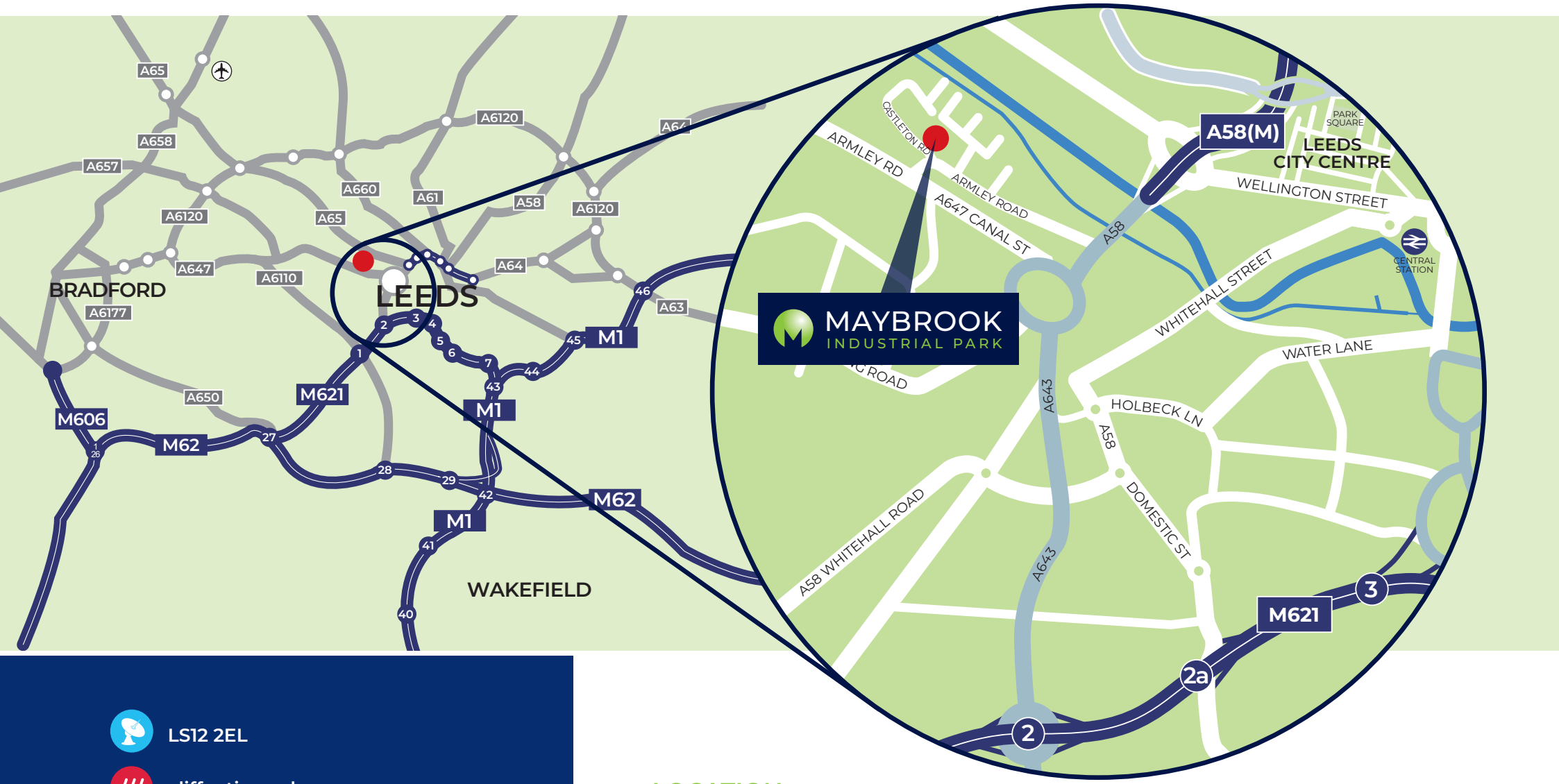


DESCRIPTION

Maybrook Industrial Park comprises 13 industrial / warehouse units totalling over 110,000 sq ft. There is the ability to provide individual units of circa 5,000 sq ft with large secure service yards or or a combined unit of circa 10,100 sq ft with a self contained secure service yard with access via 2 ground level loading doors and generous parking.

- 1 mile to Leeds City Centre
- 1.25 miles to the M621 Motorway
- Prime urban logistics / industrial location
- Large, secure concrete service yards
- Double sided loading capacity
- 6.5 metres clear working height
- 24/7 access and operating

MAYBROOK
INDUSTRIAL PARK



LS12 2EL

cliff.rating.values

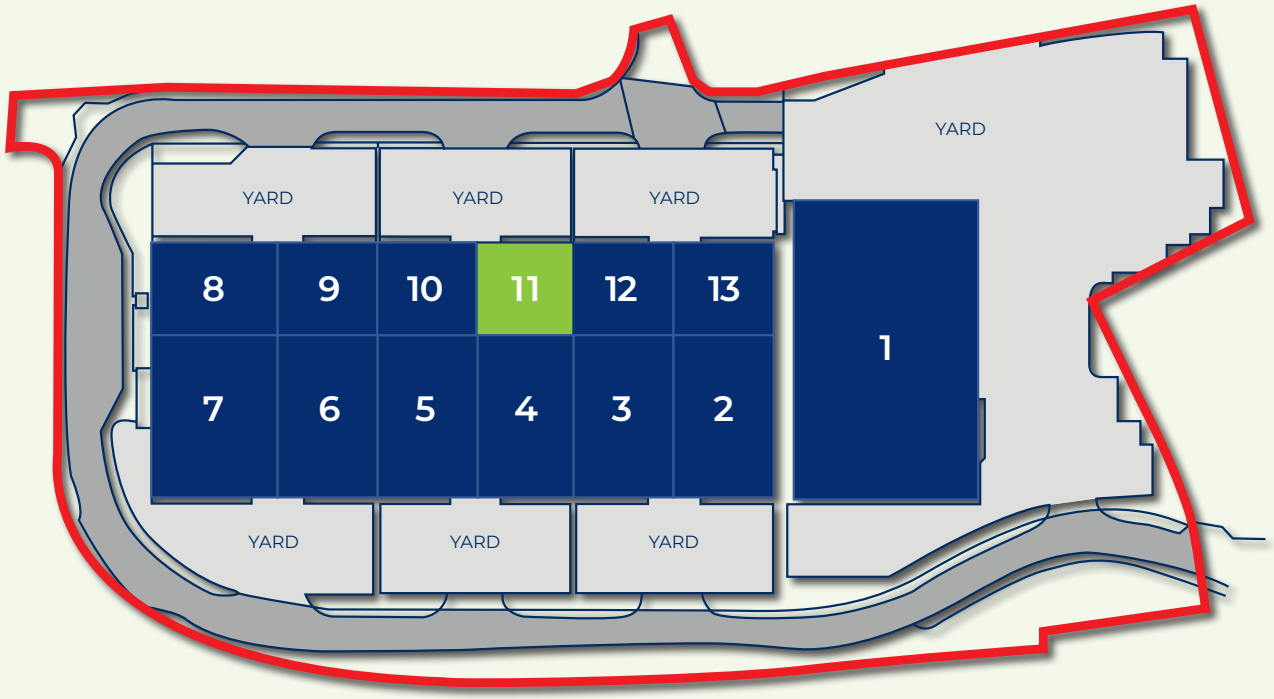
MAYBROOK INDUSTRIAL PARK
CASTLETON ROAD
LEEDS

LOCATION

Maybrook Industrial Park is superbly located within 1 mile of Leeds City Centre and 1.25 miles of the M621 Motorway.

The estate is situated off Armley Road which connects to the Stanningley Bypass in the west and Leeds Inner Ring Road (A58) to the east.

MAYBROOK
INDUSTRIAL PARK



SITE PLAN

AVAILABILITY

Units at Maybrook Industrial Park can be let in isolation or combined. The unit currently available is:

UNIT	SIZE (SQ M)	SIZE (SQ FT)	STATUS
Unit 1	2,577	27,739	LET
Unit 2	776	8,353	LET
Unit 3	769	8,277	LET
Unit 4	831.05	8,948	LET
Unit 5	851.44	9,152	LET
Unit 6	773	8,321	LET
Unit 7	953	10,258	LET
Unit 8	567	6,103	LET
Unit 9	446	4,801	LET
Unit 10	515.05	5,102	LET
Unit 11	**475.89**	**5,123**	**AVAILABLE**
Unit 12	476	5,124	LET
Unit 13	464	4,994	LET

MAYBROOK
INDUSTRIAL PARK

UNIT 11

5,123 sq ft (475.89 sq m)



Photo showing U10 which is an identical specification to U11.

DESCRIPTION

Unit 11 has been extensively refurbished, to provide high quality industrial and office accommodation, and benefits from the following specification:

- New insulated metal profile sheet roof
- New windows and doors
- New electronic sectional loading door
- 6.5m minimum eaves
- Modern ground and first floor offices
- LED lighting
- Large shared secure yard
- Ideal urban location

MAYBROOK
INDUSTRIAL PARK

ACCOMMODATION

The unit provides the following Gross Internal Areas:

Unit 11	Sq M	Sq Ft
Warehouse	394.37	4,245
GF Office	40.76	439
1st Flr Office	40.76	439
Total	**475.89**	**5,123**

BUSINESS RATES

Interested parties should make their own enquiries to the Leeds City Council Rating Authority on 0113 388 4500.

SERVICES

All mains services are available to the unit including three phase electricity, gas, water and foul drainage.

EPC

The EPC rating is Band B (41).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MAYBROOK
INDUSTRIAL PARK



TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Rent upon application.

VAT

VAT is payable on the rent.

VIEWING

For further information or to arrange a viewing please contact:

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