

UNDERGOING EXTENSIVE REFURBISHMENT

TO LET

> MODERN INDUSTRIAL / WAREHOUSE UNIT

Millshaw Park Industrial Estate,
Leeds LS11 0LX

/// [answer.rails.light](https://www.answer.rails.light)

UNIT 21

2,700 sq ft

251 sq m



*Indicative image for illustrative purposes only

MILLSHAW LEEDS



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



ESTABLISHED
BUSINESS
LOCATION



HAUNCH HEIGHT
OF 5.6 METRES

DESCRIPTION

The property comprises a single warehouse / light industrial unit which is undergoing comprehensive refurbishment.

The unit is of steel portal frame construction with a part brick clad elevation and following refurbishment will include a new insulated profile metal roof and photovoltaic panels.

SPECIFICATION

TO BE FULLY REFURBISHED

PV PANELS INSTALLED

HAUNCH HEIGHT OF 5.6 METRES

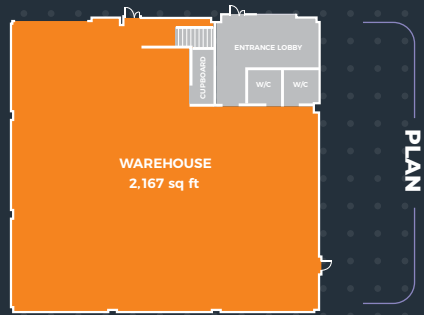
AMENITIES WITHIN CLOSE PROXIMITY INCLUDING WHITE ROSE SHOPPING CENTRE & JUNCTION 1 RETAIL PARK

1 ROLLER SHUTTER DOOR

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

2 STOREY OFFICE ACCOMMODATION

LED LIGHTING THROUGHOUT



ACCOMMODATION	SQ FT	SQ M
UNIT 21		
Warehouse	2,167	203
GF Offices	287	27
FF Offices	247	23
Total approx. GIA	2,700	251

Rateable Value

The property has a Rateable Value of £21,500. Please contact Leeds City Council for more information. The VOA listing can be found [here](#).

Legal Costs

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

Services

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

Anti Money Laundering

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

VAT

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

Energy Performance Certificate

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



LOCATION

The unit is 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).

Nearby occupiers include:

express bi-folds DIRECT

JD GYMS

LPC

SULZER

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