

*Indicative image for illustrative purposes only

TO LET

> MODERN INDUSTRIAL / WAREHOUSE UNIT

Millshaw Park Industrial Estate,
Leeds LS11 0LW

/// candy.truth.bugs

UNIT 11

35,064 sq ft

3,257 sq m

UNDERGOING EXTENSIVE REFURBISHMENT



MILLSHAW LEEDS



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



ESTABLISHED
INDUSTRIAL
LOCATION



GOOD SIZED YARD
AND PARKING
PROVISIONS



DESCRIPTION

The property comprises a detached industrial warehouse unit of steel portal frame construction.

The property is to be fully refurbished to provide modern, efficient accommodation including a new roof and photovoltaic panels.

A full technical specification is available on request.

Nearby occupiers include:



SULZER



SPECIFICATION



TWO SEPARATE PARKING AREAS FOR 39 CARS



LED LIGHTING THROUGHOUT



EAVES HEIGHT OF 7.24 METRES



35M FULLY FENCED SECURE YARD



DEDICATED LOADING YARD WITH GATED ENTRANCE



4 GROUND LEVEL ELECTRICALLY OPERATED LOADING DOORS



HIGH QUALITY 2 STOREY OFFICE ACCOMMODATION

LOCATION

Millshaw Park is a well established 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
UNIT 11		
Warehouse	30,294	2,814
GF Offices	2,385	222
FF Offices	2,385	222
Total approx. GIA	35,064	3,257

Rateable Value

The property has a Rateable Value of £180,000. Please contact Leeds City Council for more information.

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

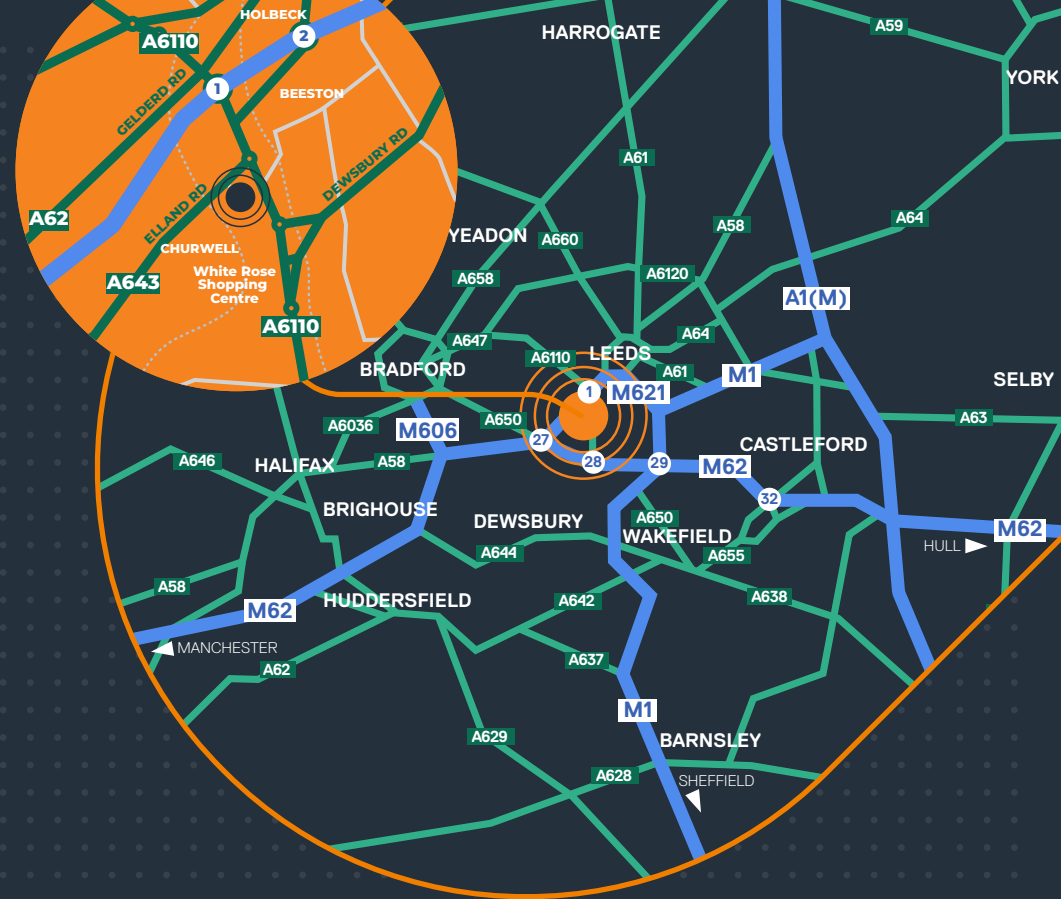
If applicable to the rent, VAT will be charged at the prevailing rate.

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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