

Units 2-3 Emmanuel Trading Estate, Springwell Road, Leeds, LS12 1AT

6,136 to 12,301 sq ft (570.05 to 1,142.80 sq m)

- Unrivalled access to Leeds City Centre
- 5.3m Eaves Height
- Shared Yard
- Parking for 8 vehicles (per unit)
- Available Whole/Individually
- EPC - D89 / C71



Location

Emmanuel Trading Estate is located around 0.5 miles from Leeds City Centre in a largely industrial area. The property offers unrivalled access to Leeds City Centre and has excellent connectivity to the wider road network with access to the M621 via the Ingram Distributor, the Leeds Outer Ring Road via the A62 Gelderd Road and the Leeds Inner Ring Road from either the Armley Gyratory or Whitehall Road and Wellington Street.

Description

The properties comprise mid-terrace light industrial units which are of steel portal frame construction. The roof is insulated profile metal cladding with translucent light panels providing natural light, and the walls are externally of brick surmounted by insulated profile metal cladding.

Internally the units comprise painted blockwork walls with fire retardant insulated boarding above and a concrete floor. Lighting is from fluorescent tubes and there is a wall-mounted gas fired hot air blower. There are two storey offices to the front of the properties comprising painted plasterboard ceiling and walls, a carpet-tile flooring on the upper floor and laminate wood covering on the lower floor over a concrete base. Lighting is from covered fluorescent strip units and heating is from gas fired radiators.

Access to the warehouse is via an electric roller shutter door to each unit. Externally the units benefit from a generous shared yard with parking for 8 vehicles (per unit).

*Internal image of unit 1 for indicative purposes following refurbishment.

Accommodation

The property can be available as a whole or as separate units.

Name	Sq ft	Sq m	Availability
Unit - 2	6,136	570.05	Available
Unit - 3	6,165	572.75	Available

Lease Terms

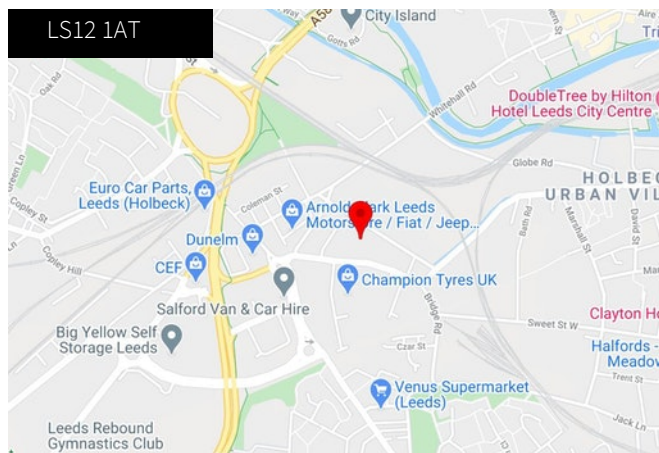
Available by way of a FRI lease for a term of years to be agreed.

Rateable Value

To be reassessed.

Legal Costs and VAT

Each party will be responsible for their own legal costs incurred in this transaction. VAT will be charged where applicable.



EPC

This property has been graded as Property graded as C-D.

Business Rates

Upon Enquiry

Viewing & Further Information

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