

# Nortech Trade Centre



Manor Street, Leeds, LS7 1PZ

## To let - Unit D1

# Refurbished prime industrial/warehouse/ trade counter unit

1,688 sq ft (157 sq m)

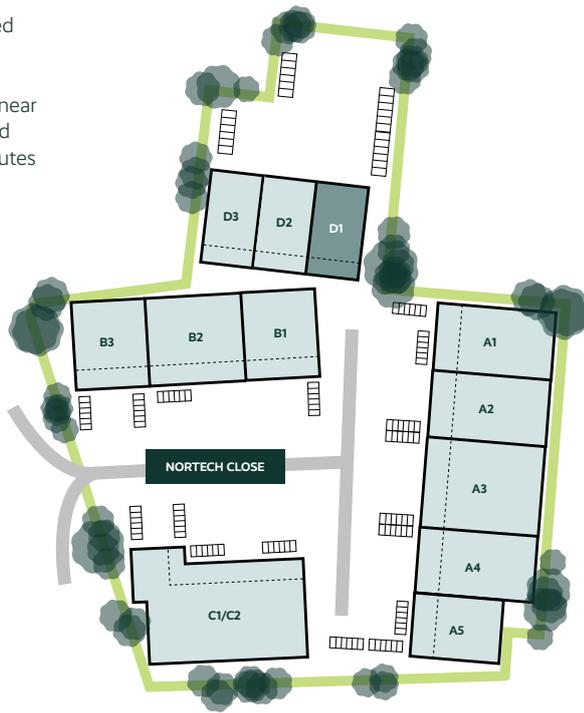
- Newly refurbished
- Excellent access to A61
- Generous allocated parking spaces
- Full height electric loading door

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# Right spaces. Right places.

The Nortech Centre is situated less than 1 mile north east of Leeds city centre, accessed directly off Sheepscar South near the bottom of Scott Hall Road (A61) - one of the principle routes into Leeds from the north.

The unit itself is located on Manor Street, an established business location with surrounding occupiers including Howdens Joinery, Role Model Clothing and Sally Hair & Beauty.



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spice.gold.battle



## Description

Unit D1 is a recently refurbished, modern end-terrace single-storey warehouse/light industrial unit with high-quality office accommodation. Constructed with a steel portal frame under a double-skinned insulated pitched roof with translucent roof lights, the unit benefits from excellent natural light.

The elevations feature brickwork and profiled cladding, with full-height curtain wall glazing to the front. Access is via an electric ground-level loading door, with the office entrance secured by an internal roller shutter door.

The warehouse is served by a gas blow heater and the unit forms part of a secure, shared yard.

### Available now



5.6m minimum clear internal height



6 allocated parking spaces



Roof lights providing natural daylight



Office/reception area



Shared gated yard



Full-height electric roller shutter door

## Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

## Rent

Rent on application

## EPC

Available upon request.

## Service charge

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

## VAT

VAT will be applicable to rents and other outgoings on the estate.

## Business rates

Available upon request.

## Legal costs

Each party to bear their own legal costs.

## Contact agents to find out more



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