



Low Mills, Ghyll Royd, Leeds LS20 9LT

**TO LET /
MAY SELL**

Industrial Premises

**6,180 Sq Ft
(574 Sq M)**

DESCRIPTION

The industrial accommodation includes a single storey pitched roof vehicle maintenance unit with attached lean to sections of roofing to each side. The unit includes two roller shutter doors within the full height section of the unit and two vehicle inspection pits as well as a sectional loading door to the paint shop within the reduced height area.

- ✓ Two roller shutter doors
- ✓ Vehicle inspection pits
- ✓ Sectional loading door to paint shop
- ✓ Vehicle inspection area
- ✓ Kitchenette facilities
- ✓ WC facilities

EPC Further details upon request.

LOCATION

The property is located at the southern end of Ghyll Royd, which is accessed directly from the A65 at the Guiseley Retail Park intersection. The area is predominantly commercial use, neighbouring occupiers include Machells Joinery & Oak Flooring, Machells Reclamation, MMS UK, Tumble Town Adventure Play, J M Glendinning Insurance Brokers and Screwfix.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Main Workshop	2,706	251
Office/Toilets & GF/FF storage	2,311	215
Paint Shop Bay	785	73
Mezzanine Store	378	35
Total	6,180	574

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Offered on a new lease on terms to be agreed. Our client may consider the sale of the property and the neighbouring office building on a site of 1.4 acres; further details upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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