

# UNIT 12 TO LET

8,867 sq ft

MANAGED BY

Langtree



## ORBITAL INDUSTRY PARK

| Off Jack Lane, Leeds, LS10 1AG



12



## UNIT 12 TO LET

8,867 sq ft

# ORBITAL INDUSTRY PARK COMPRISES 10 INDUSTRIAL UNITS TOTALLING OVER 90,000 SQ FT, ARRANGED AS TWO TERRACES FRONTING HUDSWELL ROAD.

## THE SITE

Orbital Industry Park holds a prominent position within the well established and ever popular Jack Lane Industrial area.

The site is strategically located with excellent access to Leeds City Centre (1 mile) and boasts direct access to J4 M621.

Local occupiers include Schneider Electric, Eriks, Tesla and Hertz.

## THE DETAILS

Unit 12 is a mid-terrace modern industrial unit with steel portal frame construction with brick and cladded elevations and glazed façade. Eaves height to underside of the haunch c. 6m.

The property benefits from:

- Reinforced floor slab
- 3 phase electricity
- Combi boiler
- Electric roller shutter door
- WC/Kitchen facilities
- Allocated parking for 6 vehicles

## TERMS

The property is available by way of a full repairing and insuring lease.

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed as having an energy performance asset rating of B28.

## SCHEDULE OF ACCOMMODATION

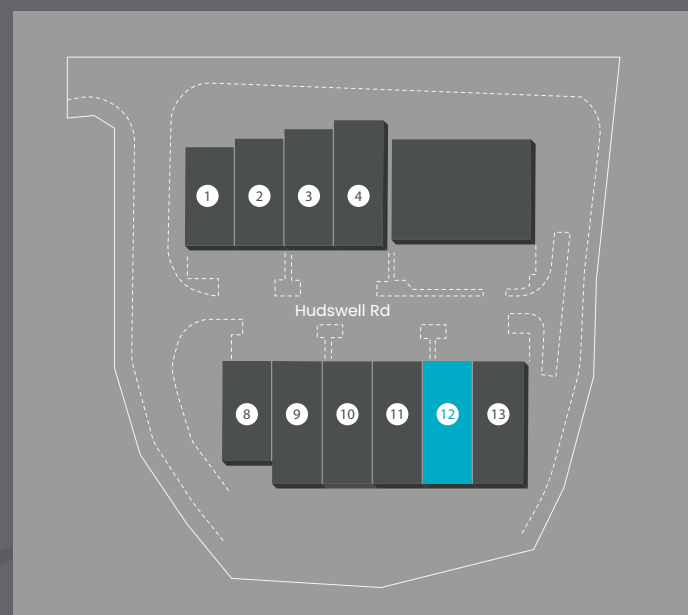
Warehouse	8,867 sq ft
<b>Total (GIA)</b>	<b>8,867 sq ft</b>

## RATES

Rateable Value	£41,000
Rates Payable	approx. £20,000

## VAT

All figures quoted are exclusive of VAT.



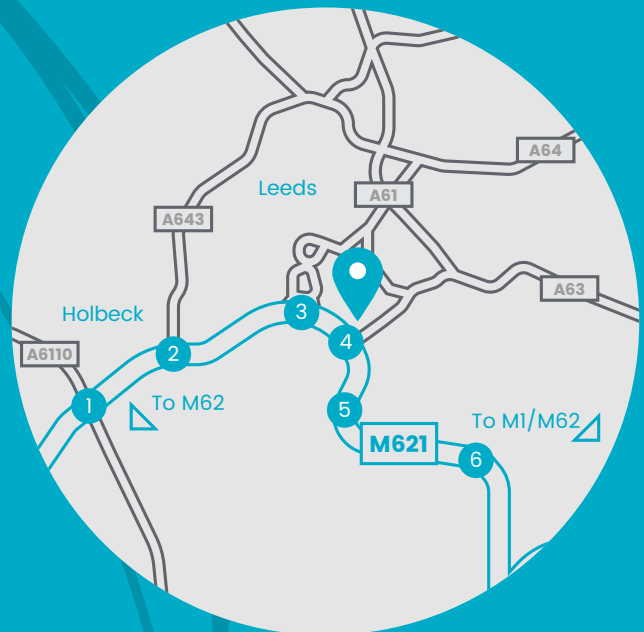


## 📍 THE LOCATION

Orbital Industry Park boasts a strategic position off Jack Lane, 1 mile to the south of Leeds City Centre.

- | Direct access to J4 M621
- | 2.5 miles to J43/44 M1
- | 4.5 miles to J29 M62
- | 5 miles to J27 M62

**SAT NAV: LS10 1AG**



[www.langtreepp.co.uk/property/orbital-industry-park](http://www.langtreepp.co.uk/property/orbital-industry-park)

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