



## Unit 24Ab Climax Works

Garnet Road, Leeds, LS11 5JY

**Small industrial unit of 2,336 sq ft.**

**2,336 sq ft (217.02 sq m)**

- 3 phase electricity
- Office, kitchenette and WC
- Roller shutter access

### Summary

Available Size	2,336 sq ft
Rent	£12,500 per annum
Business Rates	Upon Enquiry
Service Charge	Our client makes a small charge for insurance.
VAT	Applicable
EPC Rating	Upon enquiry

### Description

Unit 24Ab offers open-plan industrial space. It sits behind a large roller shutter door, has brickwork walls and benefits from ample natural light.

### Location

Climax Works is situated on Garnet Road between the A653, Dewsbury Road and the M621 junction 5. Leeds city centre is about two miles to the north and is easily reached via the M621 or Dewsbury Road.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	2,336	217.02	Available
<b>Total</b>	<b>2,336</b>	<b>217.02</b>	

### Terms

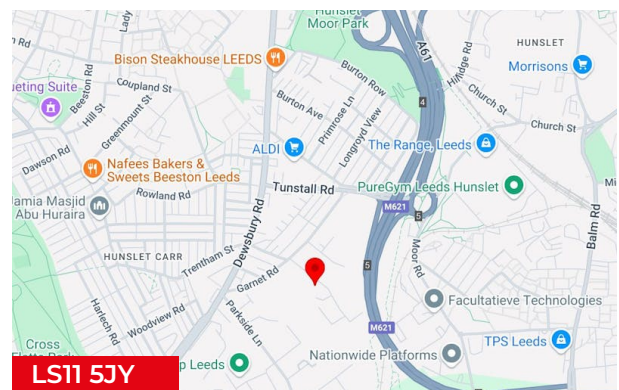
The unit is available too let by way of a new three year lease at a quoting rent of £12,500 per annum. Please contact the office for a viewing.

### Legal Fees

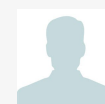
Each party to bear their own costs in relation to the transaction.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



### Viewing & Further Information



**Lesley Clark**

lesley.clark@dhpproperty.co.uk

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