

TO LET

> MODERN INDUSTRIAL / WAREHOUSE UNITS

Millshaw Park Industrial Estate,
Leeds LS11 0LX

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UNITS

14

15

4,338 - 10,969 sq ft

403 - 1,019 sq m

EXTENSIVE REFURBISHMENT COMPLETED



UNITS AVAILABLE
SEPARATELY
OR COMBINED



ESTABLISHED
BUSINESS
LOCATION



EXCELLENT ACCESS TO
LEEDS CITY CENTRE,
M621, M62 & M1

> DESCRIPTION

The properties comprise two mid-terraced warehouse / light industrial units which are available separately or combined.

The units are of steel portal frame construction with part brick-clad front elevations incorporating photovoltaic panels.

Units 14 & 15 have been comprehensively refurbished, featuring a new insulated metal roof, upgraded office and ancillary accommodation, new flooring, full redecoration and modernised kitchenettes.

The units offer high-quality, well-presented industrial accommodation suitable for a range of uses.

Nearby occupiers include:

**SULZER**

> ACCOMMODATION

	SQ FT	SQ M
UNIT 14		
Warehouse	4,338	403
GF & FF Offices	1,249	116
Total	5,587	519
UNIT 15		
Warehouse	4,112	382
GF & FF Offices	1,270	118
Total	5,382	500
Total approx. GIA	10,969	1,019

> SPECIFICATION



DEDICATED YARD AND PARKING (INC. EV CHARGING)



EAVES HEIGHT OF 6 METRES



1 GROUND LEVEL ELECTRICALLY OPERATED LOADING DOORS



FULL HEIGHT 2 STOREY OFFICE ACCOMMODATION



LED LIGHTING THROUGHOUT

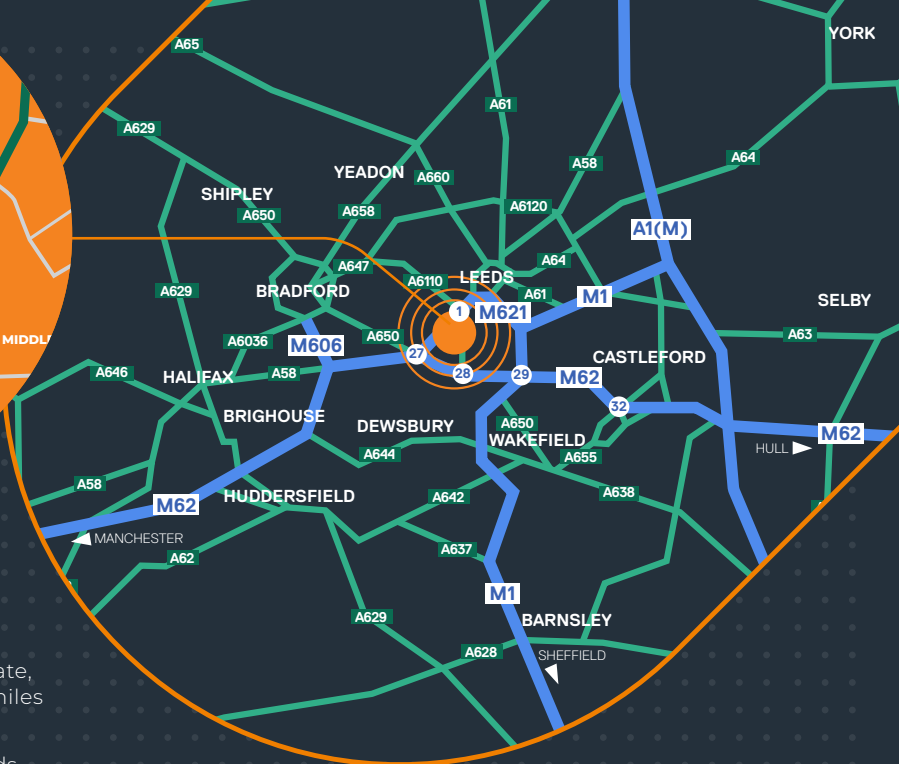
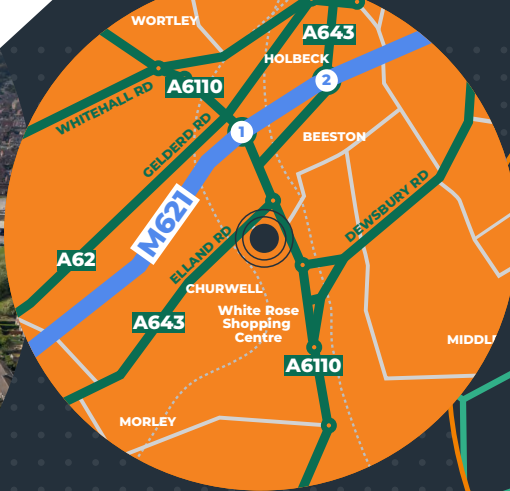


AMENITIES WITHIN CLOSE PROXIMITY INCLUDING WHITE ROSE SHOPPING CENTRE & JUNCTION 1 RETAIL PARK



QUICK ACCESS TO M621 J1, M62 J28 AND A6110 LEEDS RING ROAD





LOCATION

The units are on Millshaw Park Industrial Estate, 0.5 miles from Junction 1 of the M621 and 2 miles from Leeds City Centre.

Access is via Elland Road (A643) and the Leeds Outer Ring Road (A6110).

Rateable Value

TBC

Anti-Money-Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

Legal Costs

Each party is to be responsible for their own legal costs incurred as part of any transaction.

VAT

If applicable to the rent, VAT will be charged at the prevailing rate.

Services

We understand that mains water, electricity & drainage supplies are available and connected to the property.

Energy Performance Certificate

TBC

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