



## Unit 7 Scala Court

Leathley Road, Leeds, LS10 1JD

### MODERN WAREHOUSE / TRADE COUNTER UNIT

**3,295 sq ft**  
(306.12 sq m)

- Established industrial / trade counter location
- 8 allocated parking spaces
- Close to city centre
- Shared yard with parking
- 7.74m minimum eaves
- Sectional loading door
- 3 phase electric



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## Summary

Available Size	3,295 sq ft
Rent	£39,540 per annum
Rates Payable	£13,847.25 per annum
Rateable Value	£27,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

## Description

Unit 7 Scala Court is a modern end terrace warehouse / trade counter unit of steel portal frame construction. The property comprises of industrial/warehouse space including an office, staff canteen and welfare facilities.

Externally the unit benefits from a large shared yard with generous parking.

## Location

Scala Court is situated off Leathley Road, just a short distance from The A61 Hunslet Road which serves as an arterial route to Leeds City Centre.

The premises is in close proximity to Junction 3 and 4 of the M621 Motorway which provides direct access to the M62 and M1.

## Accommodation

The accommodation comprises the following areas:

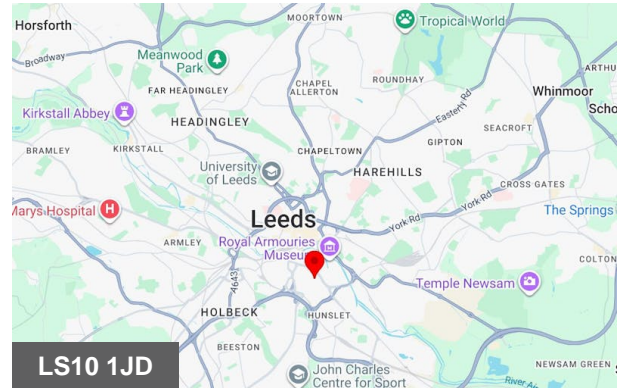
Name	sq ft	sq m
Ground - Warehouse	2,726	253.25
Ground - Offices	569	52.86
<b>Total</b>	<b>3,295</b>	<b>306.11</b>

## Viewings

For further information or to arrange a viewing, please contact either of the Joint Agents.

## Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information



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