



## **Unit 2 Taverners Walk Industrial Estate, Sheepscar, Leeds, LS7 1AH**

**Modern light industrial unit**

**2,558 sq ft (237.65 sq m)**

- Immediately available
- Electric roller shutter door access
- 4.4m minimum eaves height
- City centre fringe location
- Ample parking / yard areas
- Fitted internal offices

### Summary

|                |   |
|----------------|---|
| Available Size | 2,558 sq ft                             |
| Business Rates | N/A                                     |
| VAT            | All figures are quoted exclusive of VAT |
| EPC Rating     | D                                       |

### Description

The property comprises a modern industrial unit on an established estate benefitting from the following specification;

- Electric Roller shutter door access
- 2 x demised parking spaces plus visitor spaces
- WC's
- Kitchenette
- Solid concrete floor
- internal office space
- 4.4m minimum eaves height

### Location

Taverners Walk Industrial Estate is located in Sheepscar, approximately one mile north-east of Leeds city centre. The property is situated on Sheepscar Grove, adjacent to both A61 and A58 roads, providing access to nearby areas such as Chapel Allerton, Harehills, and Roundhay. The M621 is located approximately 2 miles to the south of the estate, providing direct access to the M62 and M1.

### Accommodation

The accommodation comprises the following areas:

| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Warehouse    | 2,078        | 193.05        |
| GF Office    | 240          | 22.30         |
| Mezzanine    | 240          | 22.30         |
| <b>Total</b> | <b>2,558</b> | <b>237.65</b> |

### Terms

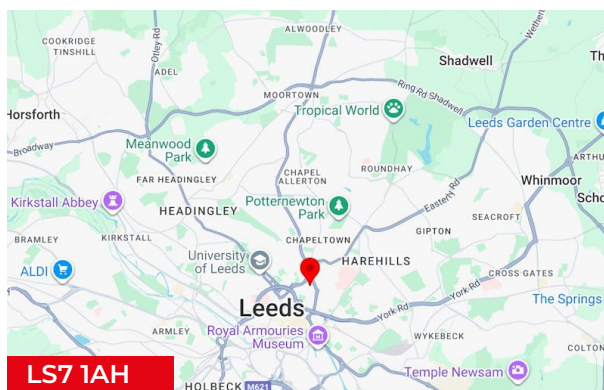
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### 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



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