



Unit B

Cardigan Trading Estate, Leeds, LS4 2BL

LIGHT INDUSTRIAL UNIT

1,464 sq ft
(136.01 sq m)

- Fringe city centre location
- Secure Yard and dedicated on-site parking
- Flexible industrial/workshop accommodation
- Three-phase power supply



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Summary

Available Size	1,464 sq ft
Rent	Rent on application
Rateable Value	£8,100
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

The unit is accessed via a common corridor through double doors. Internally the unit benefits from gas heaters, the availability of a 3-phase electricity supply, LED lighting, solid concrete floor and north light style roofs. The unit benefits from communal facilities including toilets and common areas.

Location

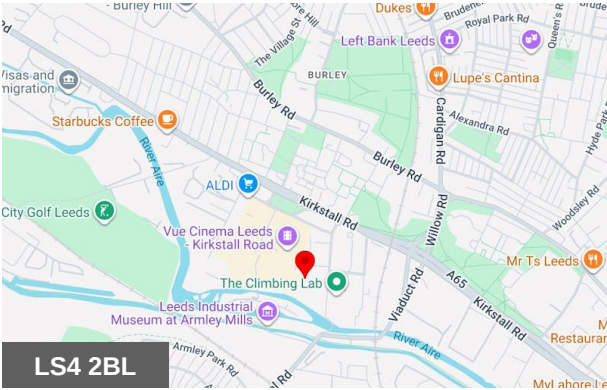
The unit is situated within the Cardigan Industrial Estate approximately 1 mile to the west of Leeds City Centre and accessed from Kirkstall Road.

Terms

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

Viewings

By appointment only, please contact the agent direct.



Viewing & Further Information



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