



Unit 22

Millshaw Park, Leeds, LS11 0LW

Extensively Refurbished Industrial / Warehouse Unit

52,050 sq ft
(4,835.60 sq m)

- 3 Ground Level Loading Doors
- LED Lighting
- Solid Concrete Floor
- 27m Concrete Yard
- Fully Fenced Secure Site
- New roof & PV

Unit 22, Millshaw Park, Leeds, LS11 0LW

Summary

Available Size	52,050 sq ft
Rent	Rent on application
Rates Payable	£135,975 per annum
Rateable Value	£245,000
Service Charge	N/A
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	Upon enquiry

Description

The property comprises a detached, self contained, steel portal framed warehouse/industrial unit which has been extensively refurbished incorporating a brand new roof with photovoltaic panels, fully refurbished offices and WC facilities.

Location

The unit is situated on the established Millshaw Park Industrial Estate, which is strategically located approximately half a mile from Junction 1 of the M621 of the motorway and circa 2 miles from Leeds City Centre. The estate itself is accessed directly off Elland Road (A643) which leads to Junction 1 of the M621 motorway via the Leeds outer ring road (A6110).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	48,256	4,483.13
Ground - Office & Facilities	1,897	176.24
1st - Office & Facilities	1,897	176.24
Total	52,050	4,835.61

Specification

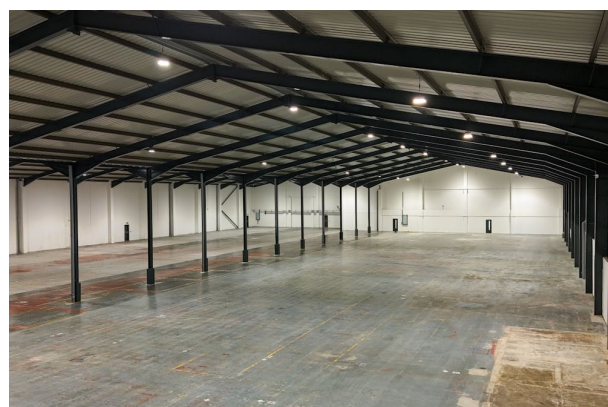
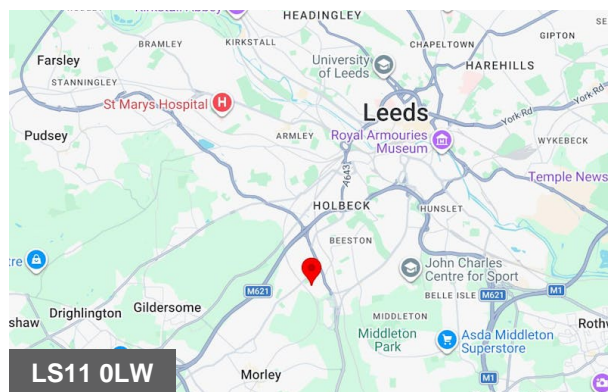
- * 3 ground level loading doors
- * LED Lighting
- * Solid concrete floor
- * 7.64m minimum eaves (6.71m to underside of haunch)
- * WCs & shower
- * 27m concrete yard
- * Separate yard and parking area
- * EV charging
- * PV roof panels

Viewings

Viewings are strictly by appointment only.

Terms

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



Viewing & Further Information



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