



Unit 2 Swinnow Court

Leeds, LS13 4ER

LIGHT INDUSTRIAL UNIT TO LET

1,500 sq ft
(139.35 sq m)

- Prominent location in between Leeds / Bradford
- Office and WC Facilities
- Full sized roller shutter door
- 3 phase electricity
- Good sized shared yard and dedicated parking

Unit 2 Swinnow Court, Leeds, LS13 4ER

Summary

Available Size	1,500 sq ft
Rent	£16,000 per annum
Rateable Value	£19,500
Service Charge	£1,785 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The property comprises part of a modern terrace of single-storey industrial units of steel portal frame construction, with external cladding of brickwork and profile metal sheet. The premises are presently divided internally and provides ground and first floor accommodation incorporating loading, reception, workshop, showroom and staff facilities to the ground floor, with office space and storage to the first floor.

Outside, the unit has the benefit of one designated car parking space, plus a concrete apron loading area. In addition to this, Swinnow Court has additional visitor car parking facilities for the shared use of tenants and visitors alike.

Location

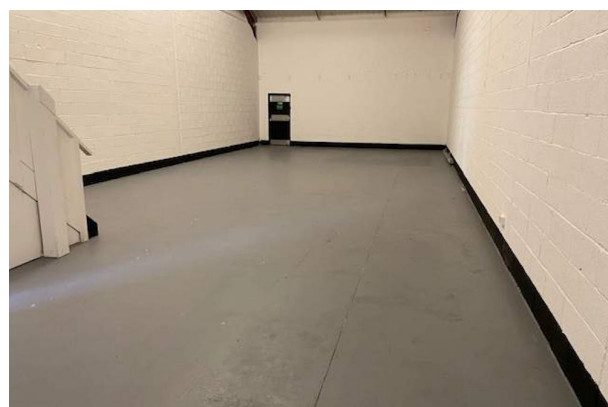
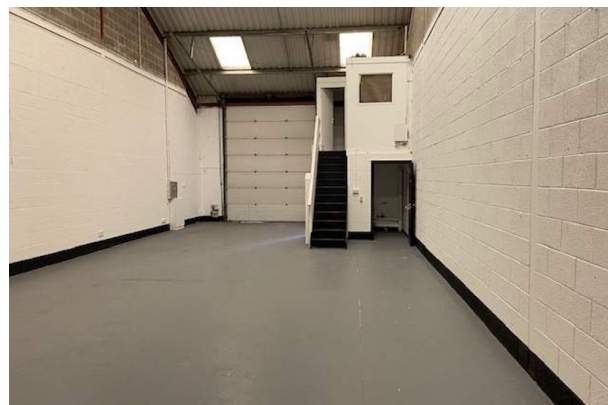
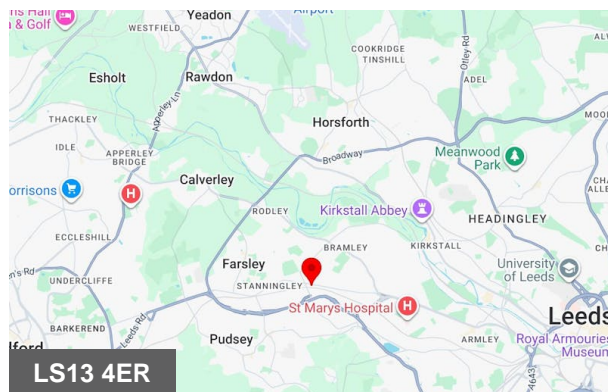
The property is situated fronting Stanningley Road, approximately 3 miles west and 6 miles east of Leeds and Bradford City Centre's respectively. Leeds Outer Ring Road is approximately 1.5 miles away and provides quick and easy access to the local motorway network (M621/M62/M1).

Viewings

By appointment only, please contact the agent direct.

Terms

The property is offered on a new full repairing and insuring lease for a term of years to be negotiated. For further information please contact the sole agents.



Viewing & Further Information



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