



Unit 12

Parkside Industrial Estate, Glover Way, Leeds, LS11 5JP

Modern Industrial / Warehouse Unit

9,890 sq ft
(918.81 sq m)

- Established Industrial Location
- 6.7m eaves
- LED Lighting
- Generous yard area & parking for 17 cars
- Modern Offices with WC & Kitchen

Unit 12, Parkside Industrial Estate, Glover Way, Leeds, LS11 5JP

Summary

Available Size	9,890 sq ft
Rates Payable	£27,300 per annum
Rateable Value	£50,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	D (86)

Description

Unit 12 presents a semi detached modern industrial unit of steel portal framed construction with brick and metal cladding, which sits under an asbestos cement sheet roof, incorporating roof lights. The unit comprises a large open plan warehouse with ground and first floor offices.

Location

The property forms part of the wider 'Parkside Estate' a well known industrial area, located off Dewsbury Road. The estate benefits from excellent communication links to Leeds City Centre and beyond and is strategically located 1 mile from Junction 5 of the M621 with direct access offered via the A653, alternatively Junction 28 of the M62 can be reached within 3 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	8,344	775.18
Ground - Office	773	71.81
1st - Office	773	71.81
Total	9,890	918.80

Specification

- *6.7m eaves
- *LED lighting
- *1 Ground level electric roller shutter
- *Ground & 1st Floor Offices
- *WC & Kitchen Facilities
- *3 phase power
- *Parking for 17 cars

Viewings

Strictly by appointment only.

Terms

The property is available by way of sublease or assignment until 2 May 2028. For further information, please contact the sole letting agents.



Viewing & Further Information



Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk