



Unit 1, Elmfield Business Park

Leeds, LS25 2JY

INDUSTRIAL WAREHOUSE / TRADE COUNTER UNIT

972 sq ft

(90.30 sq m)

- End-Terrace Industrial Unit
- Secure Yard with Dedicated Loading Area
- 3-Phase Electricity Supply
- Excellent Motorway Links
- Good On-Site Parking Provision



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Summary

Available Size	972 sq ft
Rent	£12,500 per annum
Rates Payable	£0.04 per sq ft
Rateable Value	£7,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



Description

Unit 1 Elmfield Business Park provides a small successful development of good quality industrial units. The property comprises an end terrace industrial unit of steel portal frame construction, with block/brickwork and metal profile clad elevations which sits under a pitched metal profile sheet roof incorporating translucent roof lights.

The unit benefits from the following specification:

- A single small office
- 3 phase electricity
- Converted sodium box lighting with LED bulbs
- 1 x WC
- Kitchenette
- Manual ground level loading door



Location

Unit 1 Elmfield Business Park is located at the end of Lotherton Way in Garforth, approximately 1 mile from Junction 47 of the M1/A1 Motorway. The development forms part of the well-established Lotherton Way Industrial Estate, accessed off the A62 Aberford Road with excellent links to Garforth town centre and 10 minutes from Wetherby.

Terms

Unit 1 Elmfield Business Park is available by way of a new full repairing and insuring lease for a term of years to be negotiated.

Accommodation

The accommodation comprises the following Gross Internal floor areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	757	70.33	Available
Unit - Office & Facilities	215	19.97	Available
Total	972	90.30	

Viewing & Further Information



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Viewings

Viewings are available, strictly by appointment only

