



## Unit 3 Holbeck Lane

Holbeck, Leeds, LS11 9UN

**Brand new light industrial unit, fringe city centre location.**

**1,450 sq ft (134.71 sq m)**

- Brand new unit
- First floor offices
- Dedicated parking areas
- Fantastic location
- 6m minimum eaves
- Energy Efficient

### Summary

Available Size	1,450 sq ft
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

### Description

The property comprises a new build light industrial unit of steel portal frame construction. Internally the unit has a small office at first floor level, along with a fitted kitchenette and W.C.'s.

Externally the unit has a full height roller shutter door leading to a dedicated loading/parking area.

### Location

Holbeck Lane Industrial Estate is situated on Holbeck Lane, which is less than 1 mile South West of Leeds city centre. The site provides direct access to the city centre through Whitehall Road and has excellent connectivity to the national motorway network, via Junctions 2 & 3 of the M621.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	1,450	134.71	Available
<b>Total</b>	<b>1,450</b>	<b>134.71</b>	

### Terms

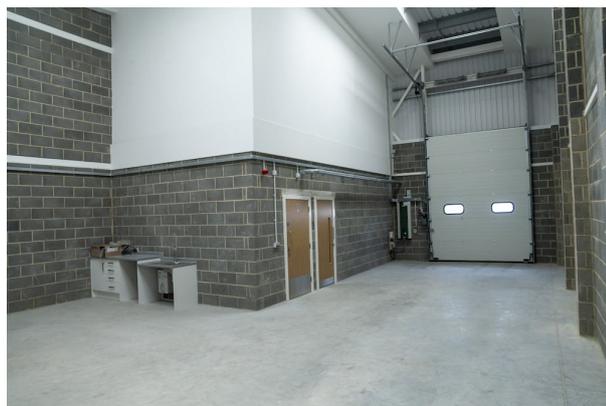
The property is available on a new FRI lease, on terms to be agreed.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

### Legal fees

Each party to bear their own costs in relation to the transaction.



### Viewing & Further Information



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