



287 Elland Road

Leeds, LS11 8AX

Prominent Trade Counter/Industrial Unit

14,202 sq ft
(1,319.41 sq m)

- UNDERGOING REFURBISHMENT
- Highly prominent
- Established location
- Trade Counter premises
- Business Unaffected



Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 14,202 sq ft |
| Rent | £7.75 per sq ft |
| Rates Payable | £38,295 per annum |
| Rateable Value | £69,000 |
| Service Charge | To be confirmed |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (91) |

Description

The property provides a modern detached industrial/ warehouse/ trade counter facility of steel portal frame construction with part clad and rendered elevations under a pitched asbestos cement sheet roof incorporating translucent roof lights. Externally the property benefits from a large tarmacked parking / loading area that fronts onto Elland Road.

Upon completion of the refurbishment, the property will benefit from the following specification:

- * Trade Counter entrance
- * LED lighting throughout
- * Generous off-street parking
- * 3 phase electricity
- * 2 ground level loading doors
- * WC facilities & kitchenette

Location

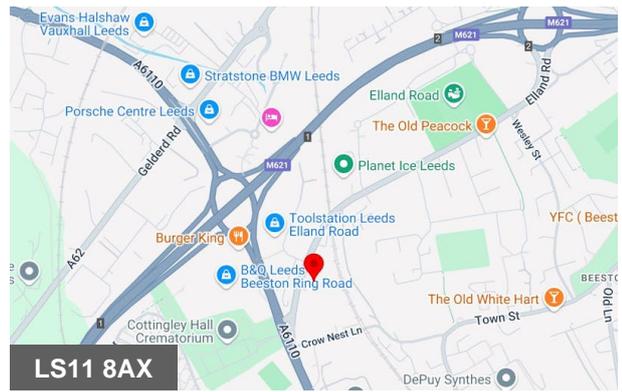
The property is prominently located on Elland Road and is centrally located on a busy ring-road corridor within an established industrial/trade counter/retail park location. The unit is approximately 3.3 miles south-west of Leeds city centre, 1.15 miles to J1 of M621 and 3.5 miles from J28 of M62.

Viewings

For further information or to arrange a viewing, please contact Carter Towler.

Terms

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



Viewing & Further Information



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