



## Unit 7 & 8 Butterley Street

Leeds, LS10 1AW

### Industrial/Warehouse Unit with Secure Yard

**6,472 to 17,744 sq ft**  
(601.27 to 1,648.47 sq m)

- Close to City Centre & M621
- Secure enclosed yard
- Established industrial location
- Off road parking



# Unit 7 & 8 Butterley Street, Leeds, LS10 1AW

## Summary

<b>Available Size</b>	6,472 to 17,744 sq ft
<b>Rent</b>	£7.25 per sq ft
<b>Rates Payable</b>	£51,870 per annum
<b>Rateable Value</b>	£95,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property is a good quality, modern industrial unit of steel portal framed construction with brick and metal clad elevations under a new insulated pitched profile clad roof which incorporates translucent roof panels. The property benefits from ground floor offices and staff accommodation. Externally there is a secure yard and parking area.

## Location

The property is located fronting Butterley Street, just off Hunslet Road, close to Crown Point Retail Park. Hunslet Road provides direct access to Leeds City Centre, approximately 1 mile to the west and within close proximity to J3 of M62/M1 Interchange which gives immediate connections to the national M62 and M1/A1M motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 7 Warehouse	5,196	482.72
Unit - 7 Office & Welfare	1,276	118.54
Unit - 8 Warehouse	10,177	945.47
Unit - 8 Office & Welfare	1,095	101.73
<b>Total</b>	<b>17,744</b>	<b>1,648.46</b>

## Viewings

For further information or to arrange a viewing please contact the sole letting agents.

## Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information



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