



Unit 11 Castleton Close

Leeds, LS12 2DS

MODERN WAREHOUSE/INDUSTRIAL UNIT TO LET

1,193 sq ft
(110.83 sq m)

- Fringe City Centre Location
- Excellent Transport Links
- 3 Phase Electricity
- Full height roller shutter access

Unit 11 Castleton Close, Leeds, LS12 2DS

Summary

Available Size	1,193 sq ft
Rent	Rent on application
Business Rates	N/A
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

Location

The subject property is situated on the small but well-established Castleton Close. Industrial Estate positioned approximately equidistant from Leeds City Centre and Armley Town Centre and both being only a few minutes drive away. The property lies only 200 metres from its junction with Leeds Inner Ring Road (A58) lending itself to easy and convenient access to the major road networks in Leeds and in addition to the M621/M1 and M62 national motorway networks.

Description

The property is a mid-terrace of industrial unit with steel portal frame construction, a metal profile sheet roof, concrete floor and blockwork walls. The unit benefits from the following specification:

- 1 x WC
- 3 phase electricity
- LED lighting
- Single ground level loading door
- Dedicated loading/ unloading area
- Car Parking

Accommodation

The accommodation comprises the following areas:

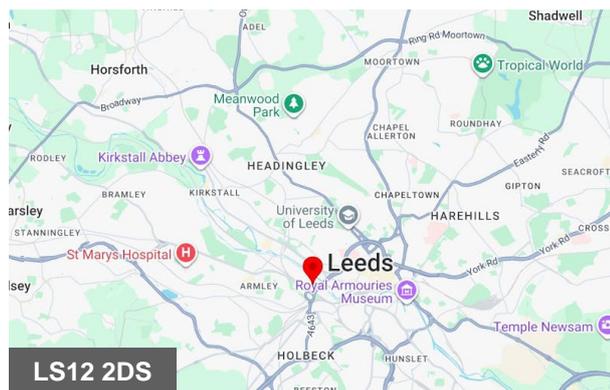
Name	sq ft	sq m	Availability
Unit - Warehouse	1,193	110.83	Available
Total	1,193	110.83	

Terms

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

Viewings

Viewings are available, strictly by appointment only.



Viewing & Further Information



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