CARTER TOWLER
Chartered Surveyors

To Let



Unit 1 Royds Park

Leeds, LS12 4TU

Modern Industrial/ Trade Unit To Let

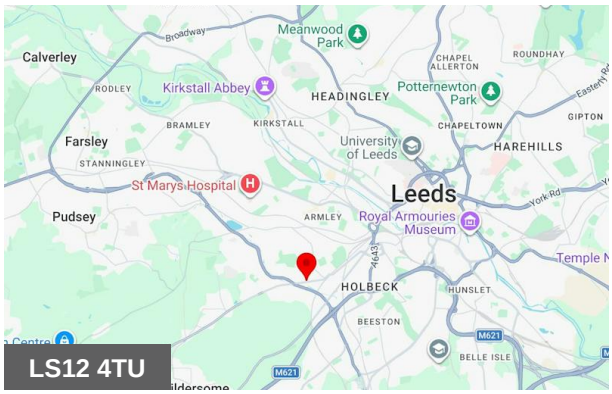
3,800 sq ft
(353.03 sq m)

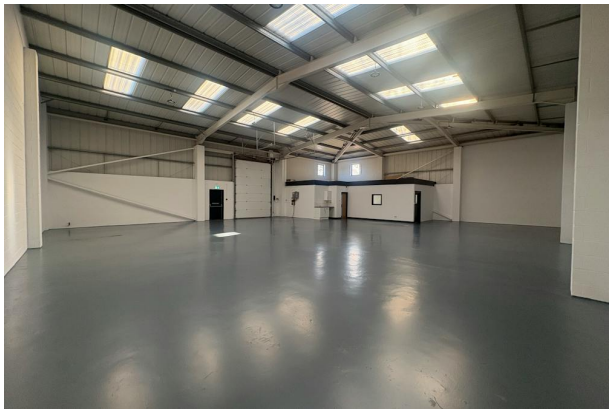
- Prominent location fronting Whitehall Road
- Secure shared yard
- 2 miles from Leeds city centre
- Electrical ground level loading
- 3 phase power
- Fitted office accommodation

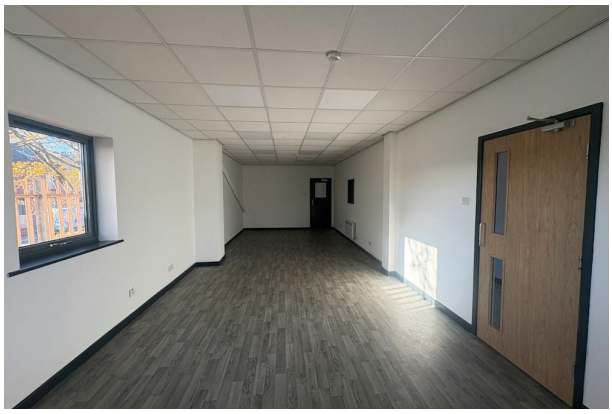
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Summary

Available Size	3,800 sq ft
Rent	Rent on application
Rateable Value	£31,750
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 property is located within a small cul-de-sac of modern units on Whitehall Road close to its junction with the Leeds Outer Ring Road which leads to the northern motorway network beyond. This location is less than 2 miles from Leeds city centre and provides easy access to surrounding areas.

Description

Unit 1 comprises a prominent modern semi-detached industrial unit built of steel portal frame with brick and metal profile cladding set within a shared fenced and gated yard.

The unit benefits from the following specification:

- Good-quality office space
- LED Lighting
- 3 phase power
- Good parking provisions
- Secure shared yard
- WCs and kitchenette
- Open-plan warehousing
- Electric loading door.
- Minimum 5.6 metre eaves

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	3,300	306.58	Available
Unit - Offices	500	46.45	Available
Total	**3,800**	**353.03**	

Terms

The unit is available on a new full repairing and insuring leasefor a number of years to be agreed.

Viewings

By appointment only, please contact the agent direct.

Viewing & Further Information



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