



## Unit 9 Orbital Industry Park

Hudswell Road, Leeds, LS10 1AG

### Modern Industrial/Warehouse Unit

**8,906 sq ft**  
(827.39 sq m)

- Established industrial location
- Easily accessible with close proximity to national motorway network
- Shared yard with parking



# Unit 9 Orbital Industry Park, Hudswell Road, Leeds, LS10 1AG

## Summary

<b>Available Size</b>	8,906 sq ft
<b>Rent</b>	£9.75 per sq ft
<b>Rates Payable</b>	£23,453 per annum
<b>Rateable Value</b>	£47,000
<b>Service Charge</b>	£11,400 per annum Buildings Insurance: £1,781.20 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	B (30)

## Description

Unit 9 is a modern mid-terraced unit comprising a ground floor warehouse space with 6m eaves. The unit benefits from WC facilities, kitchenette and an electric roller shutter door. The unit also benefits from extensive glazing to the front elevations and rooflights providing good natural light.

Externally there are 5 dedicated parking spaces to the front of the unit, with room for additional cars if required. The unit is currently undergoing refurbishment to provide new energy-efficient LED lighting and general redecoration. In addition, there is an opportunity for additional office space to be constructed inside the unit to suit an occupier.

## Location

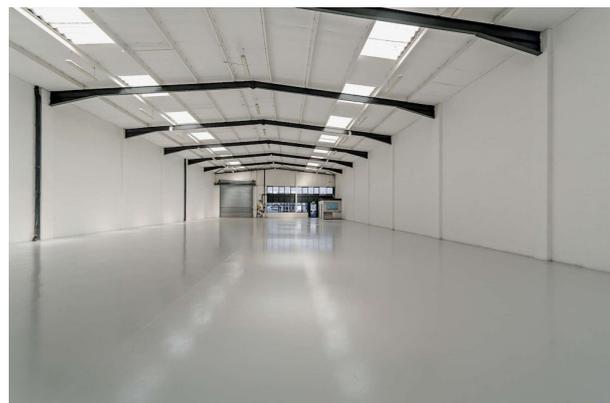
Orbital Industry Park offers a popular industrial estate located inside the Leeds Inner Ring Road and provides a location for businesses looking to be close to Leeds City Centre and the national motorway network

## Viewings

For further information or to arrange a viewing, please contact Carter Towler or Joint Agents JLL Leeds.

## Terms

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



## Viewing & Further Information



**Hannah Brumpton**

07534 126 236

[hannahbrumpton@cartertowler.co.uk](mailto:hannahbrumpton@cartertowler.co.uk)



**Josh Holmes**

01132 451 447

[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)