



## Unit 3 Haines Park

Grant Avenue, Leeds, LS7 1QQ

### Refurbished Modern Industrial Unit

**1,150 sq ft (106.84 sq m)**

- Roller shutter door access
- Established trade location
- City centre fringe location
- Direct access to Leeds Inner Ring Road (A58), M1 & M621
- WC & Kitchenette facilities
- Large shared secure yard

## Summary

Available Size	1,150 sq ft
Rateable Value	£10,250
Service Charge	£2.22 per sq ft
EPC Rating	D

## Description

A modern industrial unit, located within an established and secure trade area. Benefiting from the following specification:

- Manual roller shutter door
- Steel portal frame construction
- Internal office
- WC and Kitchenette facilities
- Pitched sheet roof
- Gated shared secure yard
- Brick and clad elevations
- 3 Phase electricity
- LED lighting

## Location

Located within an established trade area, Haines Park is accessed via Grant Avenue just one Mile North of Leeds city centre. Roundhay Road is under 100 meters away from the property, providing direct access to the Leeds Inner Ring Road (A58) and the A64. The A64 connects to the A1(M), and the M621 is approximately 3.5 miles away, facilitating wider access to the motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,150	106.84
<b>Total</b>	<b>1,150</b>	<b>106.84</b>

## Terms

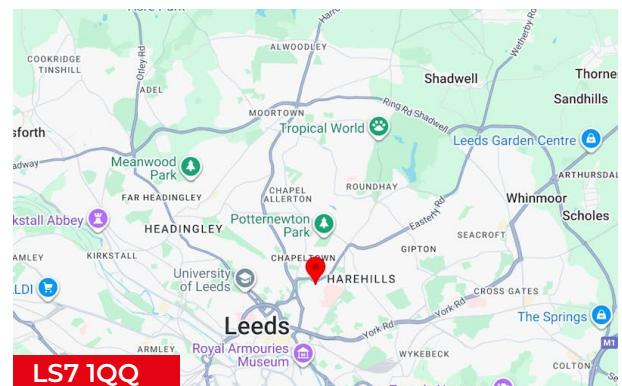
The property is available by way of a new fully repairing and insuring (FRI) lease on terms to be agreed.

## Legal costs

Each party will be responsible for their own legal costs incurred in this transaction.

## AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



## Viewing & Further Information



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