DHP.
DOVE HAIGH PHILLIPS

To Let



Unit 9, Climax Works, Garnet Road, Leeds, LS11 5JY

Workshop or storage unit

2,257 sq ft (209.68 sq m)

- South Leeds location
- Close to Junction 5 of M621
- Roller Shutter Loading Door
- Part of Climax Works complex
- Three Phase Electricity

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Summary

Available Size	2,257 sq ft
Rent	£18,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry



Description

A former engineering complex, Climax Works has become a thriving industrial community with a range of light industrial and larger workshop units, many of which have recently been partly refurbished.

Unit 9 offers open plan industrial space behind a roller shutter door. It has blockwork walls and profile metal sheeting to the roof.

The unit is also served by a basic office, kitchen and WC to the rear.

Location

Climax Works is situated on Garnet Road, between the A653 Dewsbury Road and junction 5 of the M621.

Leeds city centre is about two miles to the north and is easily reached via the M621 or Dewsbury Road.

Climax Works offers a range of basic units suitable for small businesses needing light industrial space or for storage.

Viewings

Please contact us at the office to view the unit and check availability of other units at the site.

Terms

The unit is available to let by way of a three year lease at a quoting rent of £18,000 plus VAT.

Viewing & Further Information

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