



## Unit 2

Taverners Walk Industrial Estate, Sheepscar, Leeds, LS7 1AH

### MODERN INDUSTRIAL UNIT

**2,558 sq ft**  
(237.65 sq m)

- Fringe of city centre location
- Prominent unit
- Roller shutter door access
- 5.2m min eaves



# Unit 2, Taverners Walk Industrial Estate, Sheepscar, Leeds, LS7 1AH

## Summary

<b>Available Size</b>	2,558 sq ft
<b>Rent</b>	£25,580 per annum
<b>Rates Payable</b>	£11,726.50 per annum
<b>Rateable Value</b>	£23,500
<b>VAT</b>	All figures are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	Upon enquiry

## Description

The estate comprises a terrace of single storey industrial units constructed of a steel portal frame with pitched cement sheet roofs and blockwork and profile sheet cladding to the side elevations. Unit 2 is a mid terrace unit and benefits from:

- Kitchen
- Male and Female toilets
- Roller shutter door access
- 5.2m min eaves
- 2 parking spaces
- High bay lighting

## Location

Taverners Walk Industrial Estate is situated approximately one mile to the north east of Leeds city centre. Access to the major residential areas of Chapel Allerton, Roundhay, Harehills and Chapeltown is via the A61/A58. The M621 is located approximately 2 miles to the south of the estate, which provides easy access to the M62 and M1 motorways.

## Terms

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

## EPC

An EPC has been commissioned and will be made available in due course.

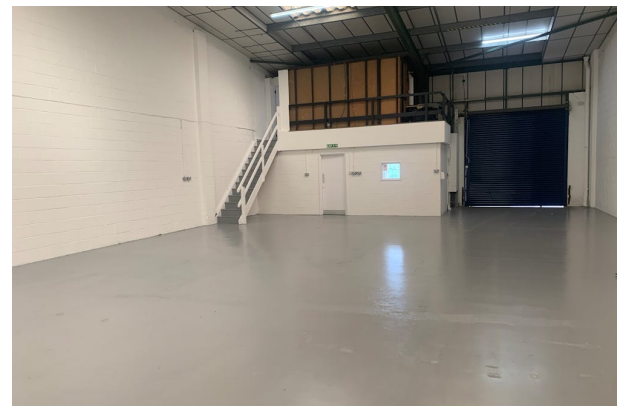
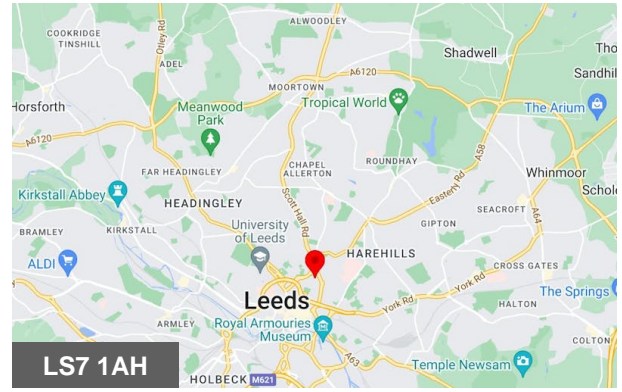
## Accommodation

The unit provides the following gross internal areas:

Name	sq ft	sq m
Unit - Warehouse	2,078	193.05
Unit - GF Office	240	22.30
1st - F Office	240	22.30
<b>Total</b>	<b>2,558</b>	<b>237.65</b>

## Viewings

Viewings are available, strictly by appointment only.



## Viewing & Further Information



**Hannah Brumpton**

07534 126 236

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



**Hazel Cooper**

0113 245 1447

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