



## Unit 14-15 Millshaw Park

Millshaw Park Avenue, Leeds, LS11 0LR

### Industrial / Warehouse Unit

**5,500 to 11,000 sq ft**  
(510.97 to 1,021.93 sq m)

- Undergoing comprehensive refurbishment
- Superb access to Leeds City Centre, the M621, M62 & M1 motorways
- An established business location
- Available individually or combined
- Access to White Rose Office Park



# Unit 14-15 Millshaw Park, Millshaw Park Avenue, Leeds, LS11 0LR

## Summary

Available Size	5,500 to 11,000 sq ft
Rent	Rent on application
Rates Payable	£37,462.50 per annum
Rateable Value	£67,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

The properties comprise two mid terrace, steel portal framed warehouse / industrial units which each benefit from the following specification:

- Undergoing comprehensive refurbishment
- Good sized, secure yard area
- Electrically operated sectional loading door
- High quality 2-storey ancillary office accommodation with LED lighting
- Eaves height of 6m
- New double glazed window and door sets
- Male and female WC's
- External dedicated parking

## Location

The units are situated on the established Millshaw Park Industrial Estate, which is strategically located approximately half a mile from Junction 1 of the M621 of the motorway and circa 2 miles from Leeds City Centre.

The estate itself is accessed directly off Elland Road (A643) which leads to Junction 1 of the M621 motorway via the Leeds outer ring road (A6110).

## Viewings

For further information or to arrange a viewing please contact Carter Towler or Knight Frank.

## Terms

The units are available by way of new full repairing and insuring lease for a term to be agreed. Rent available upon application. The units can be let individually or as a whole.



## Viewing & Further Information



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