



Unit 13 Prospect Park

Grangefield Road, Pudsey, LS28 6LF

High quality industrial unit with yard and parking areas

13,967 sq ft (1,297.58 sq m)

- 3.5m minimum eaves
- Secure yard
- Available immediately
- Roller shutter door access
- Established industrial estate
- Steel frame construction with modern roof covering

Summary

Available Size	13,967 sq ft
Rateable Value	£64,500
EPC Rating	E

Description

Unit 13 Prospect Park provides a mid terraced industrial unit within an established industrial location. Benefitting from the following specification:

- Steel frame construction
- Secure yard
- Roller shutter door
- 3 phase power supply
- Kitchen, WC's and office space
- Solid concrete floor
- LED lighting

Location

The property is situated on the Prospect Park Business Estate off Grangefield Road in Stanningley. The property benefits from a location approximately 5 miles west of Leeds City Centre and 7 miles east of Bradford City Centre, providing excellent access to both cities.

The estate is conveniently positioned close to the A647 Stanningley Road, one of the principal arterial routes linking Leeds and Bradford, while Junction 27 of the M62 motorway is approximately 3 miles to the south, offering connections to the wider regional and national motorway network via the M621, M1 and M606.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	13,967	1,297.58
Total	13,967	1,297.58

Viewings

Viewings are available via the sole agents.

Terms

The property is available to let on new lease terms to be agreed. Quoting prices are available on request.

Legal Fees

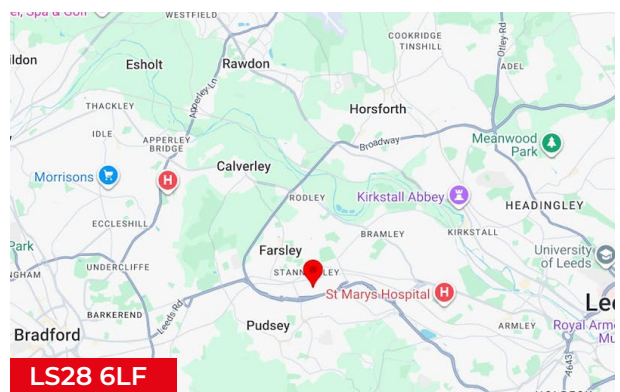
Each party to bear their own costs in relation to the transaction.

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.

VAT

All prices quoted are exclusive of VAT

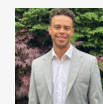


Viewing & Further Information



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