

# NorthCap

## TO LET

2,031 SQ FT (188.69 SQ M)

Refurbished Industrial/Warehouse Units - To Let - Available Immediately

Enterprise Park Industrial Estate | Moorhouse Avenue | Leeds | LS11 8HA

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DV58 HFH

# SUMMARY

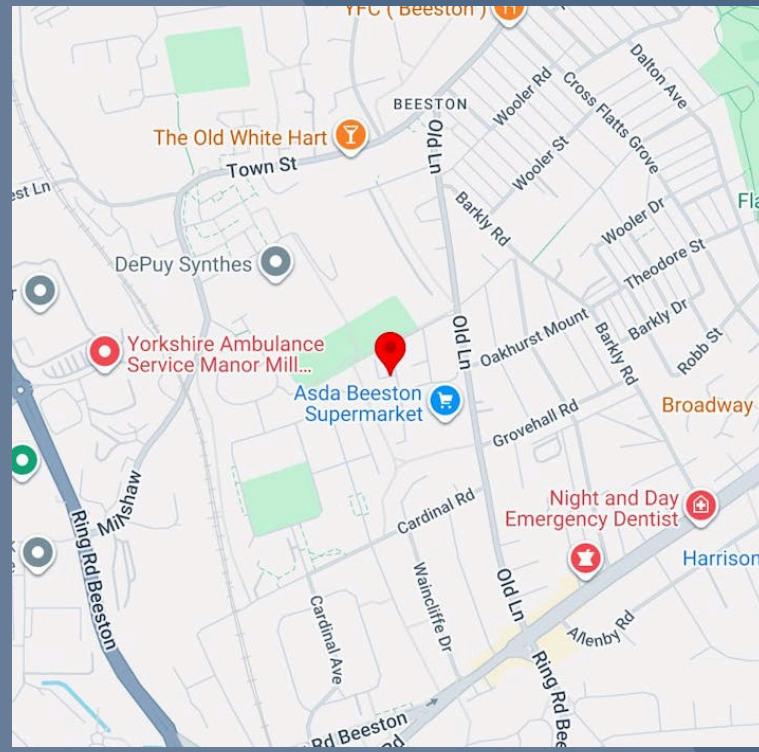


# TO LET

Refurbished Industrial/Warehouse Units - To Let -  
Available Immediately

- ▶ Refurbished Industrial/Warehouse Units
- ▶ Excellent location less than 2 miles from M621
- ▶ Easy access to motorway network and Leeds City Centre
- ▶ LED Lighting
- ▶ Painted concrete floor
- ▶ Large shared yard areas
- ▶ Integral office accommodation
- ▶ 4.5m eaves height
- ▶ Full height loading door

# LOCATION



Enterprise Park Industrial Estate is located just a quarter of a mile from the junction of the A653 (Dewsbury Rd) and Old Lane. Junction 2 of the M621 is located 1.5 miles to the north and junction 28 of the M62 is located 2.5 miles to the south.



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## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Unit 25	2,031	188.69	Available
Unit - Unit 9	2,020	187.66	Under Offer
<b>TOTAL</b>	<b>4,051</b>	<b>376.35</b>	



Enterprise Park Industrial Estate is a well located industrial estate just 3 miles south of Leeds City Centre.

Enterprise Park offers recently refurbished industrial/warehouse units of steel portal frame construction with good eaves height, roller shutter doors, three-phase power supply, partitioned office space and separate WC facilities.

The units benefit from a comprehensive refurbishment to include LED Lighting, full redecoration throughout and refurbished office space.

The site also offers allocated parking with customer access from Moorhouse Avenue.

There is an electric security gate at the entrance to the site.

	Secure Yard		Loading Doors (Surface Level): 1		Floor Type: Polished Concrete
	Eaves Height (M): 4.5		Lighting Type: LED		Total Parking Spaces: 2

# FURTHER INFORMATION



## CONTACT



### Max Pickering

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## TERMS

The property is offered to lease on new terms to be agreed. For further information please contact the joint agents NorthCap or BTG Eddisons.

## VAT

Applicable

## BUSINESS RATES

Rates Payable: For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## SERVICE CHARGE

£1.20 per sq ft TBC

## RENT

£12 per sq ft

# NorthCap

0114 303 7250  
[www.northcap.co.uk](http://www.northcap.co.uk)

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