



Unit 11

Millshaw Park, Leeds, LS11 0LW

Modern Industrial Warehouse

34,750 sq ft
(3,228.38 sq m)

- Due to undergo extensive refurbishment (including a new roof)
- 4 Ground Level Roller Shutters
- LED Lighting
- Solid Concrete Floor
- 35m Concrete Yard
- Fully Fenced Secure Site

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Summary

Available Size	34,750 sq ft
Rent	Rent on application
Rates Payable	£90,090 per annum
Rateable Value	£165,000
Service Charge	N/A
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	Upon enquiry

Description

The property comprises a detached, self contained, steel portal framed warehouse/industrial unit which benefits from the following specification:

- 4 ground level roller shutters
- LED lighting
- Solid concrete floor
- 7.5m minimum eaves height (6.44m to underside of haunch)
- WC's & canteen
- Separate warehouse WC's & shower
- 35m concrete yard
- Two separate parking areas for 39 cars
- Fully fenced secure yard

Location

The unit is 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).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	30,206	2,806.23
Ground - Office & Facilities	2,272	211.08
1st - Office & Facilities	2,272	211.08
Total	34,750	3,228.39

Viewings

Viewings are strictly by appointment only.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk