

To Let (by way of sub lease or assignment)

CBRE

Unit D, Turnkey Park

18,209 sq ft (1,691.6 sq m)



Unit D, Turnkey Park,
Royds Lane, Leeds,
LS12 6AD

Trade Counter / Industrial / Warehouse Unit



Location



TRAVEL TIMES BY CAR

M621 Junction 1
3 minutes (0.6 miles)

M62 Junction 27
7 minutes (4.5 miles)

M1 Junction 42
11 minutes (7.4 miles)

ACCOMMODATION

FLOOR	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	13,513	1,255.38
Ground Floor Offices	2,561	237.90
First Floor Offices	2,135	198.38
TOTAL	18,209	1,691.66



Description

The unit comprises a modern detached steel portal frame construction incorporating two-storey ancillary office space and open plan warehouse. The specification includes the following:-



Eaves height of 7.1m



Secure service yard provision



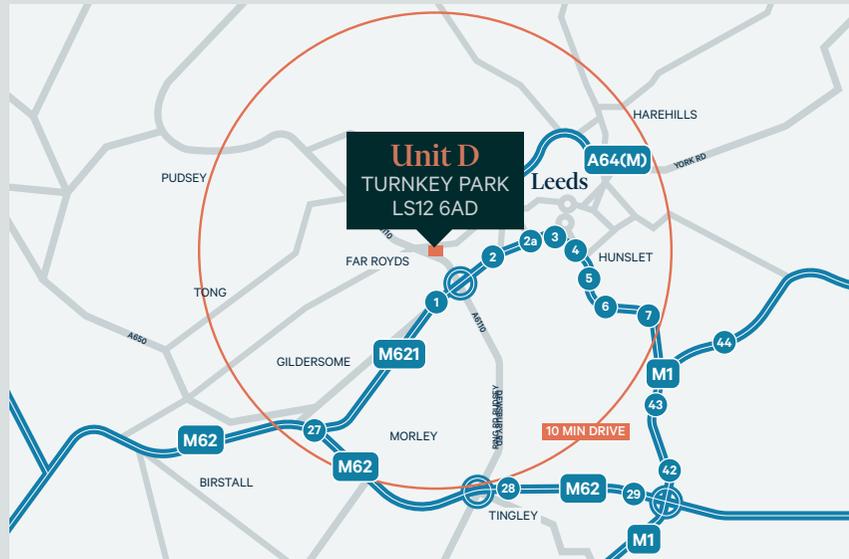
2 ground level loading doors



23 parking spaces



5 tonne crane in-situ



EPC

The property has an EPC rating of C.

SERVICES

All mains services are connected to the property.

BUSINESS RATES

Rateable Value - £104,000.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

TERMS

The property is available by way of a sub-lease or assignment. Alternatively the property may be available by way of a new Full Repairing and Insuring (FRI) lease – subject to agreeing a surrender of the current lease agreement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

RENT

On application.

Contact

Viewing is strictly by prior appointment, please contact:

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Subject to contract disclaimer: CBRE Limited, January 2024

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