

TO LET.

**Detached industrial / warehouse unit with
dedicated yard.**



*Unit 1, Matrix Court, Middleton Grove, Leeds, LS11 5WB
4,903 sq.ft. (455.54 sq. m.)*

Description.

The unit comprises a detached, self-contained light industrial unit of steel portal frame construction. The roof and part external elevations are profile metal clad to ground floor whilst part are exposed brick. The windows are double glazed and there is a single ground level roller shutter door to the north-eastern elevation with a personnel door providing access to the offices to the same elevation.

Externally, to the north-eastern elevation there is dedicated yard fronting Matrix Court itself providing a parking provision as well as loading.

- 6.7m eaves height
- Part blockwork part clad elevations
- Profile metal clad roof
- Translucent roof lights
- High bay lighting
- Single full height roller shutter door
- Concrete warehouse floor
- Ground and first floor offices

Location.

The property is located off Middleton Grove within a well-established industrial location off Dewsbury Road in South Leeds.

Situated on Matrix Court, just off Middleton Grove, the property is situated a short distance from J5 of the M621 providing direct access to Leeds city centre and the M1 / M62 & wider motorway network. To the south-west, Dewsbury Road links to the A6110 which in turn provides direct access to J28 of the M62.

Nearby notable occupiers include Harrogate Spring Water, Graphic Packaging, Crown Worldwide & JJ Foodservice. John Charles Centre for Sport is located at the far end of Middleton Grove.

Accommodation.



Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	222.46	2,394
GF offices / welfare	105.77	1,138
FF offices / store	127.31	1,370
Total	455.54	4,903

The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practise.

Rateable Value.

The unit has the following Rateable Value. All enquiries to Leeds City Council.

Unit 1 - £30,500

Terms.

The property is available by way of new repairing and insuring lease for a number of years to be agreed.

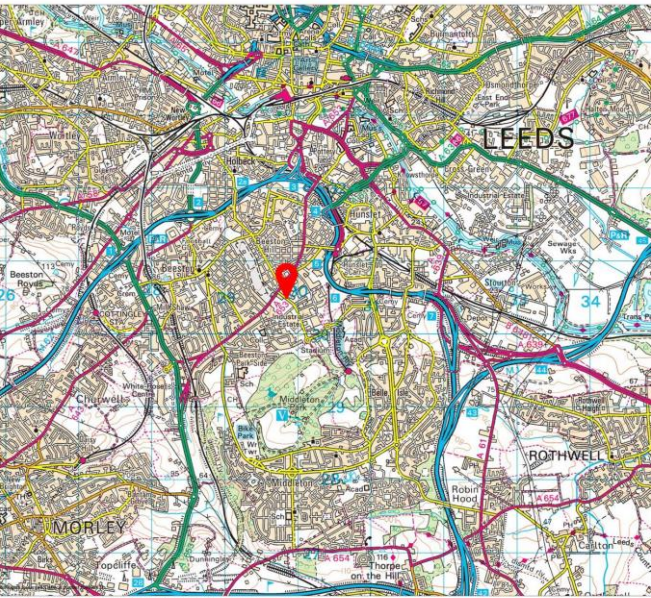
EPC.

The properties has been assessed for an Energy Performance Certificate as follows:

Unit 1 – C-57

Services.

The property is connected to mains 3-phase electricity, water and drainage.



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Contact.



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

TOM GOODE

+44 113 288 5264

+44 7583 120 180

tom.goode@knightfrank.com

IAIN MCPHAIL

+44 113 297 1843

+44 7962 360 297

ian.mcphail@knightfrank.com

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[Particulars dated [Nov 2023]. Photographs and videos dated [Nov 2023].]

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