

# TO LET.

*Fully refurbished unit at Owlcotes Business Centre.*



*Unit 1 | Owlcotes Business Park | Leeds | LS28 6AN.  
2,151 sq. ft. | 199.83 sq. m.*

## Description.

Unit 1 is to be comprehensively refurbished and comprises an end of terrace industrial trade counter unit. The units are of steel portal frame construction and extend to warehouse space, ancillary offices, kitchenette and WC facilities

The warehouse benefits from LED lighting, roof lights and has a solid concrete floor. Loading is provided by way of a single roller shutter door. Externally there is a large shared yard with parking. The warehouse benefits from high bay LED lighting, approximately 4.3m eaves and a 3-phase power supply.

## Location.

Owlcotes Business Centre is located on the intersection of Varley Street and Viaduct Street adjacent to rear of Owlcotes Shopping Centre at Pudsey.

Richardshaw Lane & Bradford Road are both within close proximity with direct access to the A647 Stanningley bypass and the nearby wider regional motorway network.

New Pudsey train station is within short walking distance. Leeds city centre is located approx. 6 miles to the east and Bradford city centre is approx. 5 miles to the west. The well-established Grangefield Industrial Estate is a short distance south.

## Accommodation.

Unit 1	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	175.96	1,894
Ground Floor Office / WC	23.02	248
<b>Total</b>	<b>198.96</b>	<b>2,142</b>

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

## Rateable Value.

We understand the premises has a current Rateable Value of £13,750.

## Terms.

The property is available on a leasehold basis. All enquiries to the sole agents.

## EPC.

The property has an Energy Performance Certificate rating of an E-121. A full EPC and Recommendation Report is available on request.

## Legal Costs.

Each party to be responsible for their own legal costs incurred as part of any transaction.





# Contact.



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

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## Subject to Contract

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[Particulars dated [Jan 2024]. Photographs and videos dated [Jan 2024]. ]

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