

## TO LET

**16A-16C  
WHITEHALL INDUSTRIAL  
ESTATE  
WHITEHALL ROAD  
LEEDS  
LS12 5JB**

- SINGLE STOREY INDUSTRIAL UNITS WITH OFFICES
- LOCATED ON A POPULAR AND ESTABLISHED ESTATE
- AVAILABLE AS A WHOLE OR INDIVIDUALLY
- 1527-7502 SQ.FT (141.86 SQ.M-696.94 SQ.M)



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## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Unit 16a	3153	292.92
Unit 16b	2822	262.17
Unit 16c	1527	141.86
<b>Total Approximate GIA</b>	<b>7,502</b>	<b>696.94</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of:

Unit 16a- £15,000

Unit 16b- £12,250

Unit 16c- The agents have been unable to locate a ratings assessment and interested parties should rely on their own enquiries.

## EPC

The property has been assessed with an EPC rating of

16a- E (116)

16b- E (109)

16c- E (101)

## Terms

The premises are available To Let for a minimum term of three years. Leases in excess of three years will incorporate upward only rent reviews.

## Rental On Application

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

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

## Viewing

By arrangement with the sole agents:-

### Mathew Bower

Direct Line: 0113 8480000

Email: mathew.bower@walkersingleton.co.uk

Ref: 38728

May-19

## Location

The property is situated on the popular Whitehall Industrial Estate off the A58 Whitehall Road. The estate is conveniently located for transport with the A6110 Ring Road Farsley being half a mile away and the M621 being 1.5 miles distant.

## Description

Available individually or as a whole the property comprises a terrace of steel frame industrial units under a pitched king truss, sheet profile clad roof incorporating translucent roof lights each with loading access and a working height of 5.37m. All of the units have the benefit of 3 phase power and there is a loosely surfaced yard to the opposite side of the estate road.

Unit 16a comprises a hybrid unit with a two storey brick built office extension to the front of the unit. The offices benefit from UPVC double glazed windows, painted plaster walls and ceilings and carpet tiled floor coverings kitchen and w/c facilities are built out. To the rear is a traditional warehouse/ storage unit with double door loading access, solid concrete floor and w/c built out.

Unit 16b comprises a single storey storage/warehouse unit having driver in roller shutter access. The unit has two storey offices built out benefitting from painted plaster walls and ceilings with fluorescent strip lighting, perimeter trunking incorporating power and network points and carpet floor coverings. The unit has a solid concrete floor a working height of 5.37m and a roller shutter height of 5.02m

Unit 16c is a single storey warehouse/storage unit with electric roller shutter access and a working height of 5.37 metres. Single storey offices are built out to the front and w/c to the rear of the unit.



No.1 Aire Street, Leeds, LS1 4PR

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