

TO LET MODERN SINGLE STOREY INDUSTRIAL UNIT

Eddisons

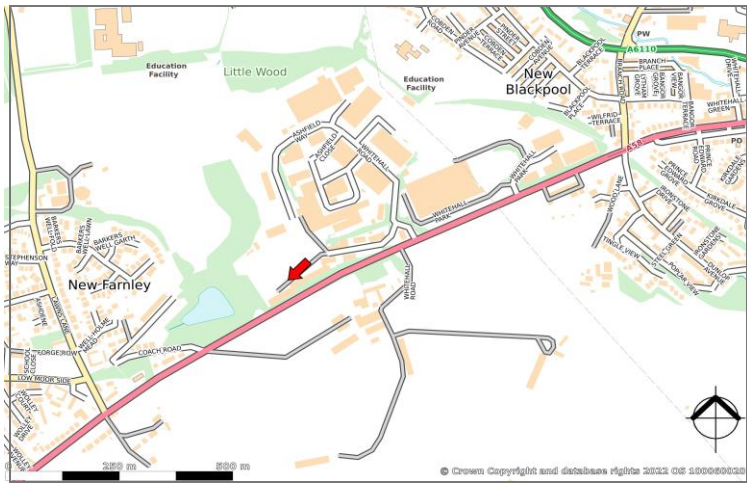


UNIT 16B, ASHFIELD WAY, WHITEHALL ROAD INDUSTRIAL ESTATE, WHITEHALL ROAD, LEEDS, LS12 5JB

RENTAL - £25,000 PER ANNUM

- Located in an established industrial estate.
- Excellent location for motorway access/distribution.
- Good yard/circulation.

AVAILABLE SPACE
360.69m² (2,806sq ft)



LOCATION

The premises are located within the established Whitehall Industrial Estate, approximately 3½ miles from Leeds city centre, just off the A58 (Whitehall Road) and approximately 2 miles to the M621 motorway.

DESCRIPTION

The property comprises of a single storey steel framed industrial unit under a pitched roof incorporating translucent roof lights.

The unit benefits from drive in roller shutter access, concrete floor throughout and an eaves height of approximately 6m.

Partitioned off toilet facilities and office area.

UNIT	M ²	SQ FT
16B	260.69	2,806
16C	LET	LET
Total approx. GIA	260.69	2,806

Externally the premises benefit from good yard/car parking.

Additional yard available – further details on request.

RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £14,000

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The unit is offered to let on a full repairing and insuring lease for a term to be agreed.

Rental – £25,000 per annum.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 Tel / 01274 734101
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SUBJECT TO CONTRACT
 FILE REF / 731.4391A (163649)

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