



# TO LET

**11,894 Sq Ft (1,104.95 Sq M)**

Unit 8, Whitehouse Street, Hunslet, Leeds

- Newly refurbished
- 4.6m minimum eaves height
- Loading doors and yard space
- Additional offices available if required
- Prominent building with excellent transport links





## Location

The property is located on the Whitehouse industrial estate, approximately 1 mile south east of Leeds city centre. It has excellent transport links, with junction 4 of the M621 approximately 0.5 miles away, giving access to junction 43 and 44 of the M1 and junction 29 of the M62.

## Description

Comprising an industrial / warehouse property with ancillary offices. Externally the unit benefits from parking/loading areas to two sides including a secure yard area.

Specification:

- LED lighting throughout
- Solid concrete floor to warehouse
- full height loading doors
- Newly refurbished offices
- Option for further office space

## Accommodation

View the accommodation table below:

Accommodation	Sq Ft	Sq M
Warehouse	11,121	1,033.14
Office & Ancillary	773	71.81
<b>TOTAL</b>	<b>11,894</b>	<b>1,104.95</b>

## Business Rates

The property has a rateable value of £71,500

## Legal Costs

Each party is responsible for their own legal costs in connection with the transaction.

## Terms

The property is available by way of a new lease on FRI terms to be agreed. Quoting rent is available on application.

## EPC

A copy of the EPC is available upon request.

## Viewing & Further Information

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