



Beeston Royds Industrial Estate

Royds Farm Road, Leeds, LS12 6DX

**Under refurbishment, industrial
unit with a large secure yard**

****COMING SOON****

18,302 sq ft
(1,700.31 sq m)

- Excellent access to the M621 and Leeds city centre
- Steel portal frame construction
- Large secure yard area
- Dock and level loading doors

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Summary

Available Size	18,302 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Comprising a fully refurbished detached industrial unit benefitting from the following specification;

- Ground and dock level loading
- Large secure yard area
- Generally 6m minimum eaves
- LED lighting throughout
- Solid concrete floors
- Fully fitted offices

Location

The property is well located with access to Leeds city centre via Gelderd Road and also benefits from major road links such as the A610 and the Beeston Interchange granting great access to the M621 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	16,687	1,550.27	Available
1st - Office	1,615	150.04	Available
Mezzanine - Mezzanine	610	56.67	Available
Total	18,912	1,756.98	

Terms

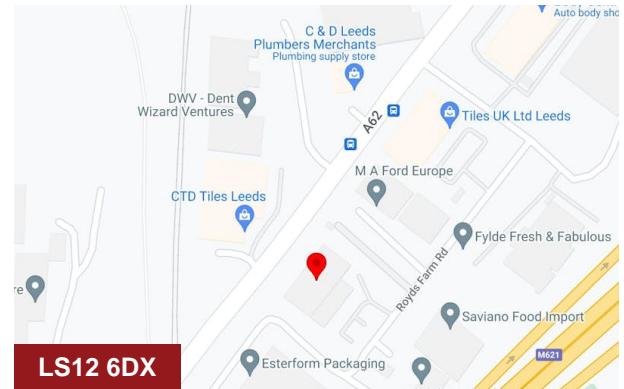
The property is available by way of a new fully repairing and insuring (FRI) lease on terms to be agreed.

VAT

All prices quoted are exclusive of VAT which may be charged in addition.

Legal Costs

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



Viewing & Further Information



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