

TO LET - UNIT 2

INDUSTRIAL/ WAREHOUSE UNIT

4,618 sq ft (429 sq m)



**TO BE FULLY
REFURBISHED**



**HIGH QUALITY
ANCILLARY
OFFICES**



**5.19M
EAVES
HEIGHT**



**SUPERB ACCESS
TO BOTH LEEDS
AND BRADFORD**

Kingsmark Court

Intercity Way, Leeds, LS13 4PN

LOCATION

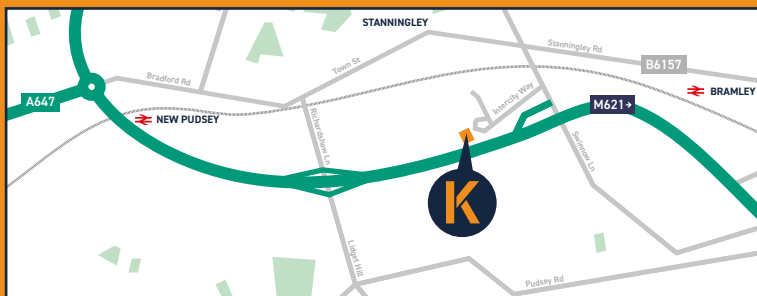
The property is strategically positioned under 1 mile from both the Stanningley Road (B6157) and the Leeds Outer Ring Road (A647), just over 4 miles to the west of Leeds City Centre and approximately 5 ½ miles to the east of Bradford City Centre.

The property itself is accessed off Intercity Way, which leads directly onto Stanningley Road (B6157) via Swinnow Lane.

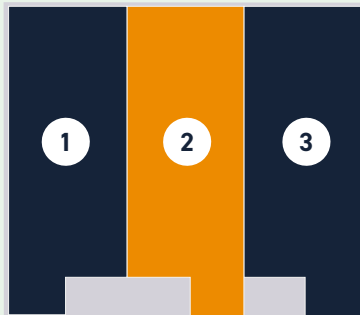
Notable occupiers in the immediate vicinity include Euro Car Parts, Bestway and Britvic.

DESCRIPTION

The property comprises a modern, mid-terraced warehouse/industrial unit which sits within a fully secure site and benefits from high quality office and welfare provisions, loading via a single electric door, 5.19m eaves height and generous dedicated parking provisions. All mains services are connected to the property.



Unit	Sq ft	Sq m
2	4,618	429



4,618 FT (429 SQ M)

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

Unit 2 has an Energy Performance Rating of D77. A copy of the EPC certificate is available on request

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

BUSINESS RATES

The Rateable Value is £22,750. Valuation date - 1st April 2023.

Letting Agent



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Jonathan Jacob

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Landlord

RIBSTON

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