



Detached Industrial / Warehouse Premises 17,127 sq ft (1,591.15 sq m)

- **Excellent access to the city centre and the M621**
- **Eaves height of 6.1m**
- **Two storey good quality office accommodation**
- **Loading via two roller shutter doors**
- **Secure yard**

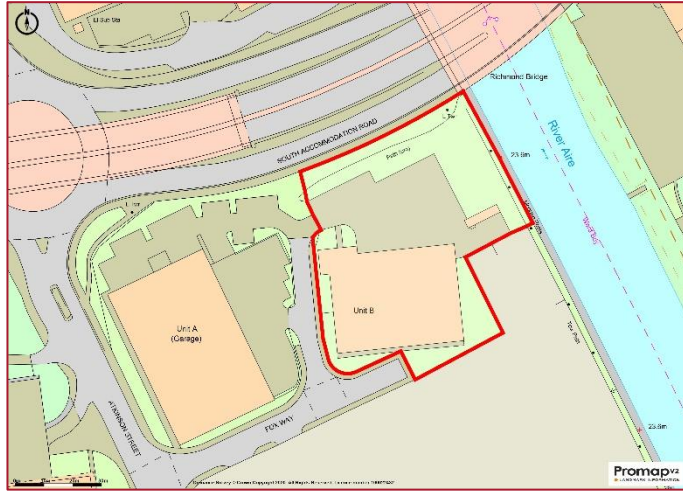
For more information, please contact:

Dave Robinson
0113 233 7324
david.robinson@cushwake.com

Tom Cooley
0113 233 7377
tom.cooley@cushwake.com

St Paul's House
23 Park Square South
Leeds, LS1 2ND
T: 0113 233 7300

cushmanwakefield.com



Location

The unit is situated in a very prominent position just off South Accommodation Road in the well established Hunslet industrial area.

The property benefits from excellent communication links with Leeds City Centre 0.5 miles north west, Junction 4 of the M621 0.5 miles south and Junction 45 of the M1 motorway 3 miles east.

Surrounding users mainly comprise warehouse / industrial occupiers. Notable occupiers include First Group, Cummins UK and Tricel Composites.

Description

The property comprises a detached premises constructed by way of a steel portal frame which benefits from the following specification:

- Eaves height of 6.1m (20 ft) to the haunch
- Two storey good quality office accommodation
- Loading via two roller shutter loading door
- Secure service yard
- 19 car parking spaces
- Three phase power

Accommodation

We understand the gross internal floor area is as follows:

Description	Sq m	Sq ft
Warehouse	1,322.57	14,236
Ground Floor Office	165.37	1,780
First Floor Office	103.22	1,111
Total	1,591.15	17,127

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent available on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

A full copy of the Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the property is £81,966 within the 2017 Rating list. The current UBR for 2020/21 is 51.2p therefore the rates payable per annum is £41,967.

Viewing



By prior appointment with the sole agents:-

Dave Robinson
0113 233 7324
david.robinson@cushwake.com

Tom Cooley
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tom.cooley@cushwake.com