

**Mileway**

# Parkside Industrial Estate Leeds

Available to Let  
Warehouse

5,324 - 32,169 sq ft ( 495 - 2,990 sq m )

Roller shutter door



Three-phase power



LED lighting



Eaves height 6.61 m



High quality office space





# Parkside Industrial Estate

Parkside Industrial Estate, Leeds LS11 5JP



## Description

Modern terraced industrial/warehouse units offering roller shutter doors with ground level loading and internal eaves height of 6.61 m. The units are currently undergoing refurbishment and will include high quality internal office accommodation, LED lighting and three-phase power. Externally, there is a designated car parking/yard area.

## Location

The units are situated on the established Parkside Industrial Estate, which is strategically located just over 1/2 mile from Junction 5 of the M621 motorway and under 2 miles to the south of Leeds City Centre.

The estate is accessed off Glover Way, which leads directly onto Dewsbury Road (A653), via Parkside Lane. There is access to M621 and Leeds City Centre.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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**Lambert Smith Hampton**  
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## VAT

VAT will be payable where applicable.

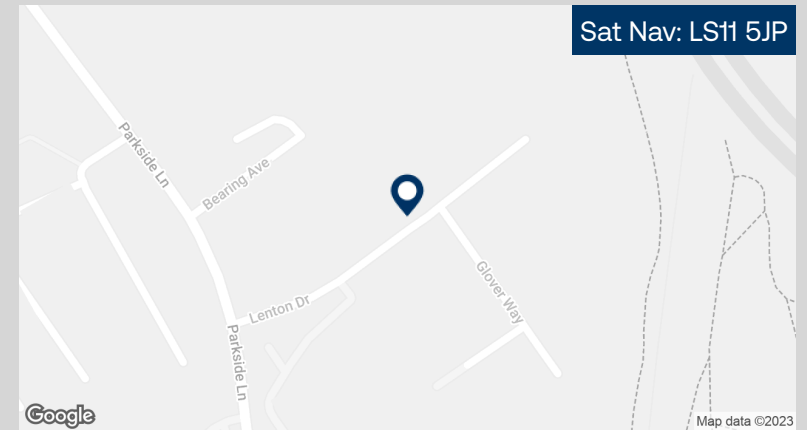
## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**GV & Co**  
 Daniel Walker  
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 0113 2003988

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## Accommodation:

| Unit    | Property Type | Size (sq ft) | Size (sq m) | Availability |
|---------|---------------|--------------|-------------|--------------|
| Unit 3  | Warehouse     | 5,905        | 549         | Immediately  |
| Unit 5  | Warehouse     | 5,324        | 495         | Immediately  |
| Unit 7  | Warehouse     | 5,422        | 504         | Immediately  |
| Unit 8  | Warehouse     | 5,711        | 531         | Immediately  |
| Unit 11 | Warehouse     | 9,807        | 911         | Immediately  |
| Total   |               | 32,169       | 2,990       |              |