

**Mileway**

# Silver Court Industrial Estate Leeds

Available to Let  
Warehouse

1,167 - 12,739 sq ft (108 - 1,184 sq m)



Good sized, shared yard

Ground floor loading door

Approx. 4.56m eaves

Ample parking

Three-phase power

# Silver Court Industrial Estate

Intercity Way Leeds LS13 4LY



## Description

Silver Court is a development comprising good quality industrial units in a range of sizes. The units are constructed around a steel portal frame, brick/ block elevations and sits under a pitched insulated profile sheet roof incorporating roof lights, approx. 4.56m minimum eaves, a single ground floor loading door and a concrete floor.

## Location

Silver Court is situated on Intercity Way in Pudsey, approximately 200 yards from Swinnow Lane. Swinnow Lane in turn provides access onto the A647 Stanningley By-Pass, one of the major routes between Leeds and Bradford City Centres. The estate is located 0.5 miles from Pudsey Town Centre and the Owlcotes Shopping Centre. The units are superbly located for all local and regional amenities.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

Please contact:

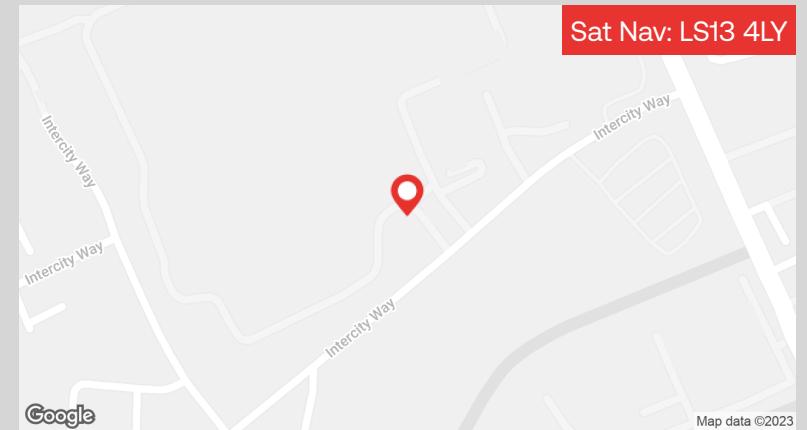
**Mileway**  
Katy Burton  
yorkshire@mileway.com  
0113 8683776

**Lambert Smith Hampton**  
Elliot Bloodworth  
EBloodworth@lsh.co.uk  
07597 019 265

**GV & Co**  
Jonathan Jacob  
Jonathan@gvproperty.co.uk  
0113 285 5984

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

[mileway.com](http://mileway.com)



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 2	Warehouse	2,364	220	Immediately	£2,561.00 PCM
Unit 5	Warehouse	1,167	108	Immediately	P.O.A.
Unit 9	Warehouse	2,364	220	Immediately	P.O.A.
Unit 10	Warehouse	3,426	318	Immediately	£3,140.00 PCM
Unit 13	Warehouse	1,709	159	Immediately	£1,851.42 PCM
Unit 14	Warehouse	1,709	159	Immediately	£1,851.42 PCM
Total		12,739	1,184		