

unit 4

PARKSIDE INDUSTRIAL ESTATE ■ GLOVER WAY ■ LEEDS ■ LS11 5JP

BR

INDUSTRIAL
TRUST

CANMOOR



Warehouse/Industrial Unit 5,306 sq ft **TO LET**

- Superb access to M621 and Leeds City Centre
- State of the art CCTV system
- Generous estate parking provisions
- Recently refurbished warehouse
- High quality internal office accommodation
- Eaves height of 6.61m

LEEDS

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LOCATION

The property is 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 property itself is accessed off Glover Way, which leads directly onto Dewsbury Road (A653), via Parkside Lane.

DESCRIPTION

The premises comprise a modern mid terraced industrial / warehouse facility with the following specification:

- Internal eaves height of 6.61 metres
- High quality integral office accommodation
- Loading via a single ground level loading door
- Designated car parking / yard area

ACCOMMODATION

Description	sq m	sq ft
Warehouse	389.26	4,190
Ground floor office	51.84	558
First floor office	51.84	588
Total	492.94	5,306

SERVICES

The property has all main services connected including gas, three phase electricity, water and foul drainage.

RATEABLE VALUE

The property has a rateable value of **£24,750** in the 2010 rating list.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

D-82.

VAT

VAT is payable on rents and charges.

FURTHER INFORMATION



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