

# TO LET.



*Well Located Modern Industrial Warehouse.*

*Unit 5a, Isabella Road, Garforth, Leeds LS25 2DY.*

*10,260 sq. ft. (953.19 sq m).*

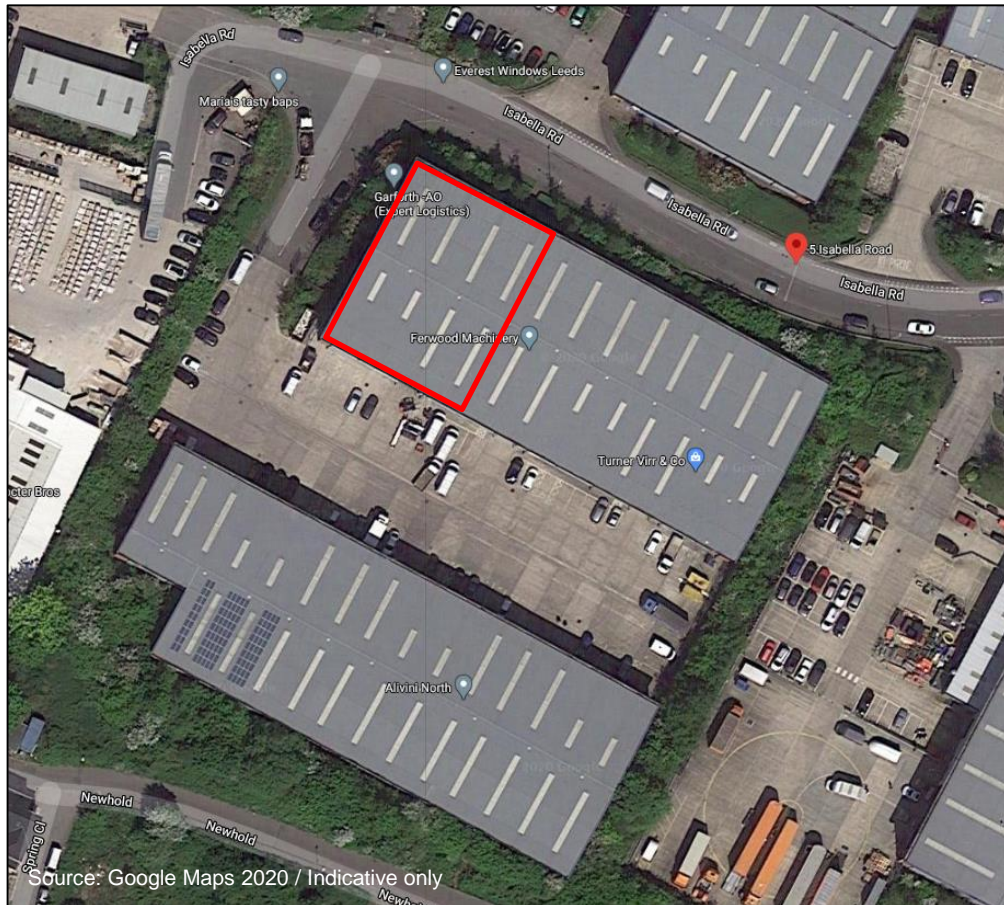
# Location.

The unit is situated within the popular and well established Helios 47 Industrial Estate, within 10 miles of Leeds city centre. Junction 47 of the M1 is located within the immediate vicinity, with access via the A642.

Junction 43 of the A1 Motorway is located approximately 2 miles to the east of the property, via the M1 motorway and provides direct access to nearby conurbations.

Garforth Train Station is located 1 mile from the property and can also be accessed via the A642.

Notable occupiers include Ginetta Cars, LNT Group, Ferwood Machinery & Turner Virr & Co.



# Description.

The property comprises an end-terraced industrial warehouse unit constructed of a steel portal frame which benefits from the following specification:

- Eaves height of 8.62m
- Integral office accommodation
- Ground level loading door
- Secure shared yard
- Dedicated car parking spaces
- 3 phase power

# Accommodation.

The unit has been measured on a gross internal basis.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	856.54	9,220
GF Offices	96.60	1,040
(Additional Offices)	(171.98)	(1,851)
<b>TOTAL GIA</b>	<b>953.14</b>	<b>10,260</b>

# Rateable Value.

The property has a Rateable Value of £52,510. The current UBR for 2020/21 is 51.2p. Please contact Leeds City Council for further information.

# Terms.

The property is available by way of a new lease for a term to be agreed. For further details, please contact the agent.

# EPC.

The unit has an EPC rating of D-96. A full copy of the of the full Energy Performance Certificate is available on request.

# Legal Costs.

Each party is to be responsible for their own legal costs.

# VAT.

If applicable, VAT will be applied at the prevailing rate.

# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Subject to Contract  
October 2020

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[Particulars dated [October 2020]. Photographs and videos dated [September 2020]. ]

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