

TO LET.
(TO BE FULLY REFURBISHED).



***Detached Industrial Warehouse
with Secure Yard.***

34,750 sq. ft. (3,228.39sq m).

Unit 11 Millshaw Park Industrial Estate, Leeds LS11 0LX.

Indicative image only.

Location.

The unit is situated on the well established and ever popular Millshaw Park Industrial Estate.

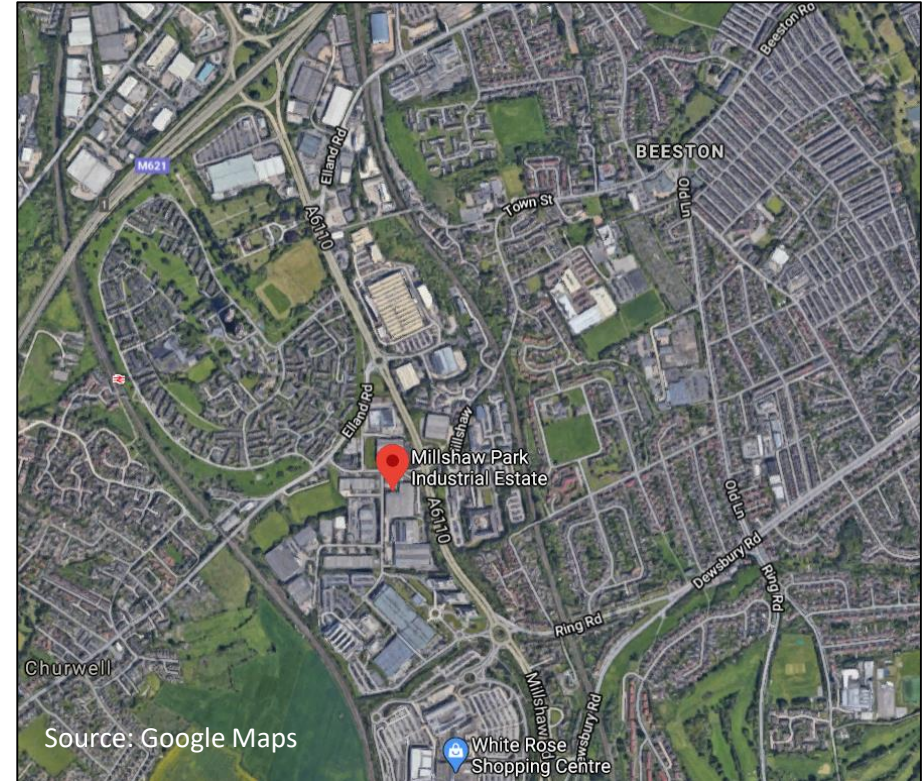
The estate is strategically located approximately 1 mile from Junction 1 of the M621 and approximately 2 miles from Leeds city centre. Junction 28 of the M62 is approximately 2 miles south.

Millshaw Park is accessed directly off Elland Road (A643) which links directly with the Leeds Outer Ring Road (A6120) and the M621.

Notable occupiers on the estate include Edmundson Electrical, Afonwen, MPCC & Alliance Healthcare.



Indicative images only.



Description.

The property comprises a detached industrial warehouse unit constructed of a steel portal frame. The unit is to be fully refurbished and will benefit from the following specification:

- To be extensively refurbished (Available Q3 2021)
- Dedicated, secure loading yard bound by 2m palisade fence with separate parking
- 4 electronically operated sectional ground level loading doors
- Eaves height of 7.24m
- Staff kitchen facilities
- High quality 2-storey offices

Accommodation.

The unit has been measured on a gross internal basis.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	2,806.23	30,206
GF Offices	211.08	2,272
FF Offices	211.08	2,272
TOTAL GIA	3,228.39	34,750

Rateable Value.

The property has a Rateable Value of £135,000. Please contact Leeds City Council for further information.

Terms.

The property is available by way of a new full repairing the insuring lease for a term of years to be agreed. The rent is available on request.

EPC.

An EPC will be commissioned on completion of the refurbishment works.

Services.

We understand the property has access to all main services.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in conjunction with any transaction.

VAT.

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

Contact.

For further information, or to arrange a viewing, please contact Knight Frank or joint agents Carter Towler.

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

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