

# TO LET

INDUSTRIAL/WAREHOUSE UNIT

18,210 SQ. FT (1,691.75 SQ. M)

# HUNSLET

## TRADING ESTATE

UNITS 4 & 5 | HUNSLET TRADING ESTATE | SEVERN WAY | LEEDS | LS10 1BL



# UNITS 4 & 5

## TO BE REFURBISHED

- Superb access to Leeds City Centre, M621 and M1 Motorways
- Loading via two roller shutter doors
- Secure Estate
- High quality office accommodation
- Self contained yard and loading area with potential to be secured

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## LOCATION

Hunslet Trading Estate is situated in an established and popular industrial location on the outskirts of Leeds City Centre.

The estate is strategically located circa 1 mile from Junctions 4, 5 and 7 of the M621 Motorway and just over 1.5 miles from both Leeds City Centre and Junction 44 of the M1 Motorway.

The estate itself is accessed off Severn Way, which is just off Low Road (A639).



## DESCRIPTION

The property comprises an industrial/warehouse unit which benefits from the following specification;

- Eaves height of 5.7 metres
- Loading via two roller shutter doors
- Secure estate
- High quality office accommodation to be refurbished
- Self contained yard and loading area with potential to be secured

## ACCOMMODATION

Accommodation	Sq. m	Sq. ft
Unit 4 Warehouse	709.06	7,632
Unit 4 Ground Floor Offices	85.11	916
Unit 4 First Floor Offices	85.11	916
<b>SUB TOTAL</b>	<b>879.28</b>	<b>9,464</b>
Unit 5 Warehouse	647.97	6,976
Unit 5 Ground Floor Offices	82.25	885
Unit 5 First Floor Offices	82.25	885
<b>SUB TOTAL</b>	<b>812.47</b>	<b>8,746</b>
<b>TOTAL</b>	<b>1,691.75</b>	<b>18,210</b>

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The property is available either as individual units or combined.

Rent on application.

## EPC

A copy of the EPC certificates and reports will be available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## VIEWINGS

For further information or to arrange a viewing please contact the joint agents;

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