



Unit 2 Sovereign Business Park, Butterley Street, Leeds LS10 1AU

**TO LET**

Trade Counter / Industrial Unit - To Let

**3,616 Sq Ft  
(336 Sq M)**

# Unit 2 Sovereign Business Park, Butterley Street, Leeds LS10 1AU

## DESCRIPTION

The property comprises a modern warehouse / trade counter / industrial unit with high quality two storey ancillary office accommodation and heat pump air conditioning system and the following specification:

- ✓ High quality office content
- ✓ Loading via a electric ground level roller shutter door
- ✓ Eaves height of approximately 6 metres
- ✓ Secure estate
- ✓ Male. Female & Disabled WC's
- ✓ Kitchenette

## LOCATION

The property is situated within an established business area incorporating a good mix of retail, office and various industrial occupiers. Sovereign Business Park benefits from being located just off Hunslet Road (A61) which links the M621 Motorway and M1 Motorway. In addition, the estate also benefits from being located approximately 1 mile south east of Leeds City Centre.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	2,900	269
GF Office	358	33
FF Office	358	33
<b>Total</b>	<b>3,616</b>	<b>336</b>

## VAT

All prices, premiums, rents and service charges are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

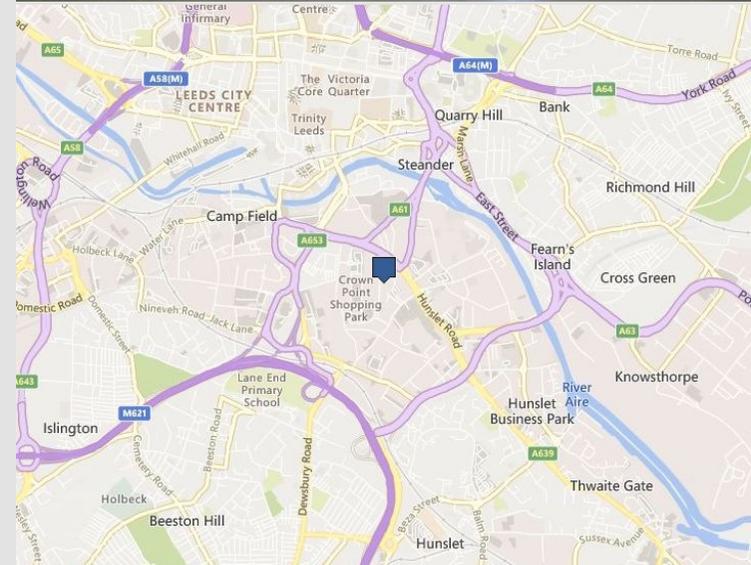
According to the valuation office website, the property has a rateable value of £19,500.

## TERMS

The property is available on a leasehold basis from January 2021.

## EPC

EPC Rating of C



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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