



**UNIT 11
HUNSLET TRADING
ESTATE
SEVERN ROAD
LEEDS
LS10 1BL**

TO LET

**LIGHT INDUSTRIAL UNIT
5,878 SQ FT (546.1 M²)**

Location

Situated in an estate of similar units, just off Hunslet Road, the property is conveniently located for transport links to the M1/M621 and hence the national motorway network beyond.

Description

The property comprises a light industrial unit of steel portal frame construction with a brick and steel profile outer leaf under a pitched roof with steel profile cladding and translucent roof lights. The unit is set within its own yard providing a gated and fenced yard/ parking area. External roller shutters provide security protection to the front windows and personnel door. The property benefits from a 3-phase electricity supply.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the accommodation provides the following approximate gross internal areas:

Ground floor 5,331 sq ft (495.2 sq m)
First floor 547 sq ft (50.8 sq m)

TOTAL 5,878 sq ft (546.1 sq m)

Terms

The property is offered by way of a new lease upon full repairing and insuring terms at an initial rental of **£50,000 p.a. exclusive**. The lease would be subject to a minimum certain term of 3 years.

Business Rates

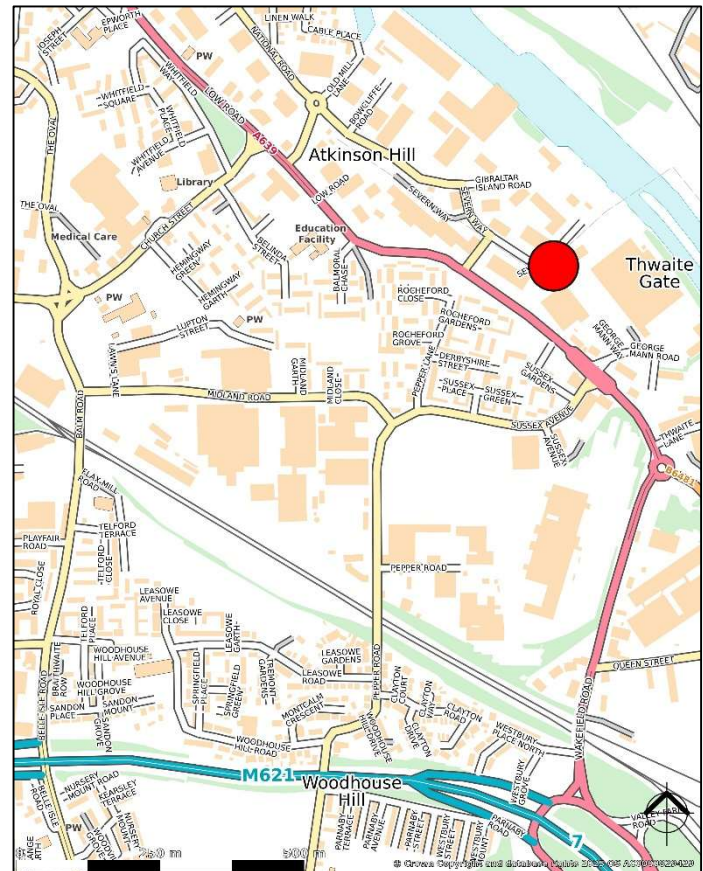
According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£37,250**. Interested parties are advised to direct further enquiries to the local authority.

Viewing/Further Information

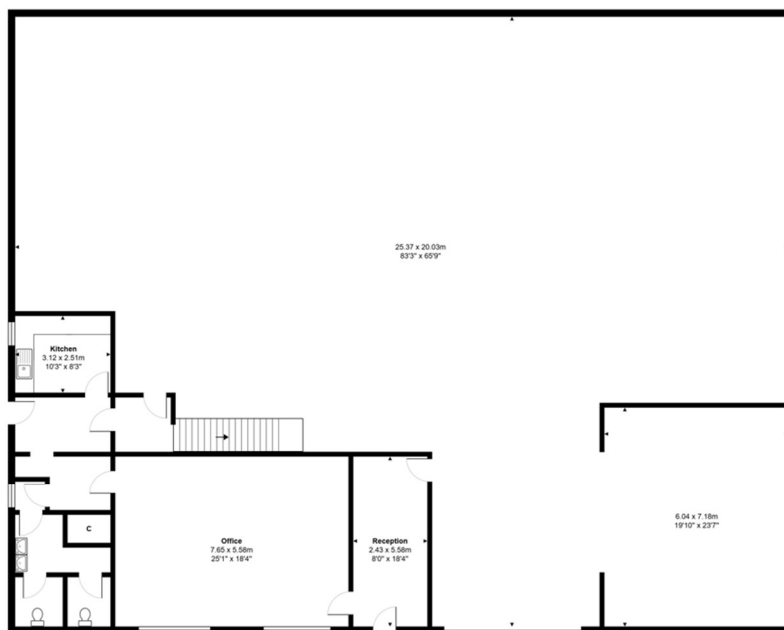
For further information or to arrange a viewing, please contact Alfie Stevens-Neal (alfie@adairpaxton.co.uk) or Will Tomlin (will.tomlin@adairpaxton.co.uk) on 0113 2395778

SUBJECT TO CONTRACT

Details amended February 2025



AWAITING EPC



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

First Floor, Jason House, Kerry Hill, Horsforth, Leeds, LS18 4JR
Tel: 0113 2395770 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk