

LIGHT INDUSTRIAL UNIT

1,500 SQ FT (139.4 SQ M)

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- 4.3m Eaves Height
- 3.7m Manual Roller Shutter Height
- 3-Phase Electric
- Kitchenette WC Facility
- Yard and Allocated Vehicle Parking
- Gated Industrial Park



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TO LET

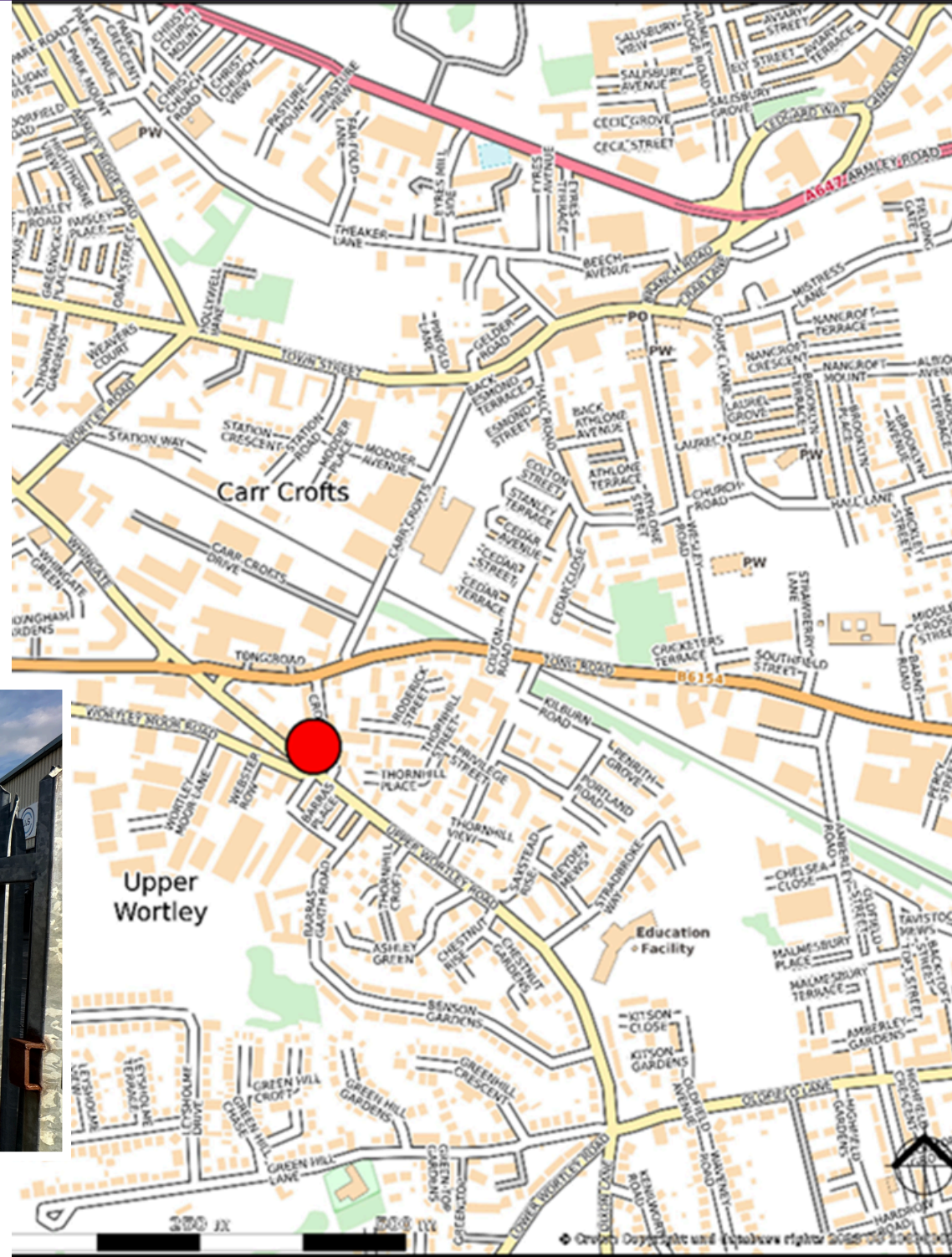


Unit 3, Wortley Business Park
Leeds
LS12 4WE

£17,500 + VAT
per annum

LOCATION

The subject property is located within Wortley Business Park, positioned at the intersection between Tong Road (B6154) and Upper Wortley Road approximately 2 miles west of Leeds City Centre. The M1/M62 intersection is approximately 8 miles to the south of this location and the M621 motorway provides direct links between the City Centre and the wider motorway network.





DESCRIPTION

The property is part of a development of 10 self-contained industrial units arranged in 2 terraces. Each unit is built around a steel portal frame with elevations of brick surmounted by steel profile cladding under a dual-pitched roof. The development is bordered by a security perimeter fence and the units provide generous parking. The unit benefits from a manual roller shutter, kitchenette and WC facilities.



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of 1,500 sq ft (139.4 sq m).

AWAITING FLOORPLAN



EPC

The property currently benefits from an EPC rating of D-92.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £17,500 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate common areas.

RATEABLE VALUE

We understand the property has a Rateable Value of £11,000. Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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