



Adair Paxton
Property Specialists

EST 1859

TO LET

INDUSTRIAL / TRADE COUNTER UNIT

- 2,026 sqft (188.22 sq m)
- Fully Refurbished
- Yard and Car Parking
- High quality ancillary offices
- 3-Phase Power
- Great transport links

Unit 2 Royds Park
Leeds
LS12 4TU

Rent: £23,500 pa

Location

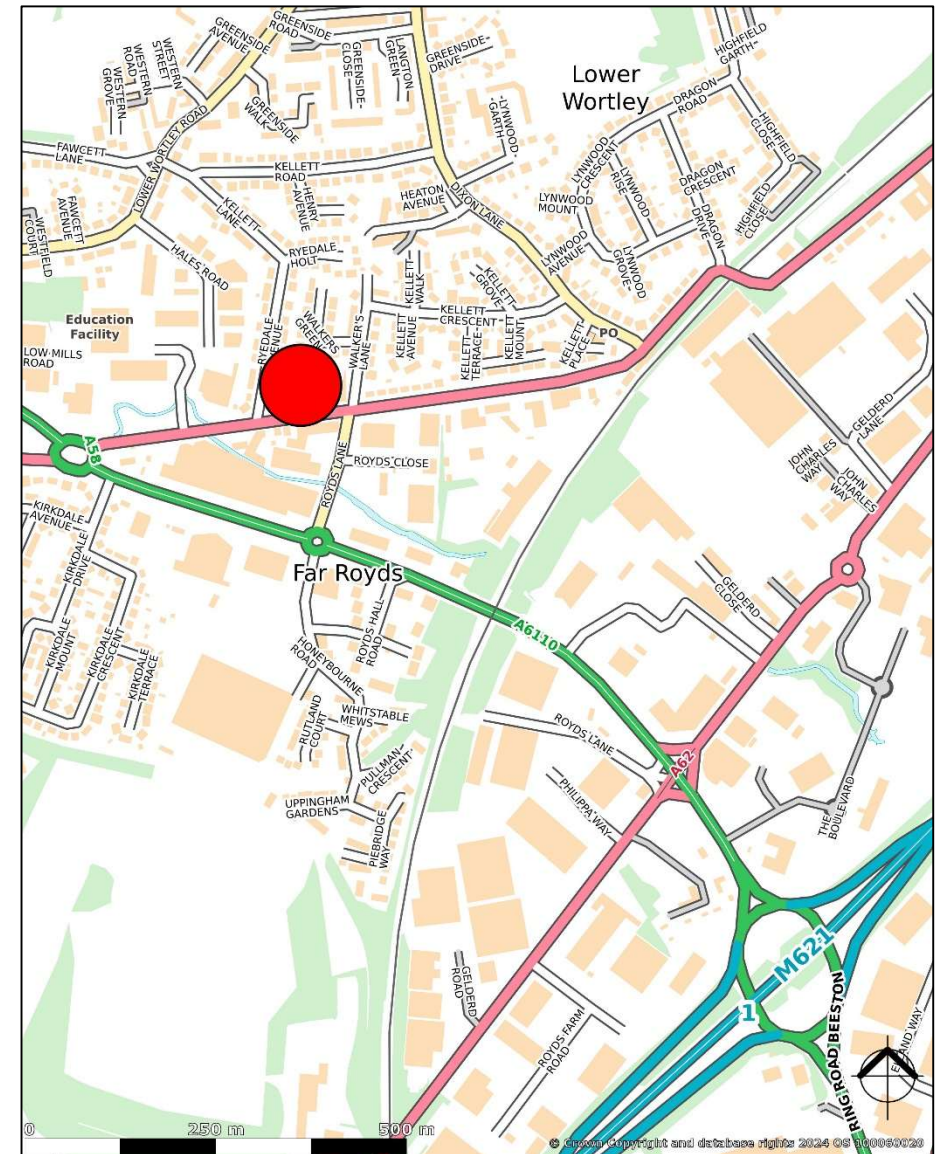
The subject property is positioned on the Royds Park Industrial Estate, located off Whitehall Road. The estate benefits from excellent communication links to Leeds City Centre which is two miles to the North via the M621 and to Bradford City Centre 9 miles to the West via A58.

Description

Unit 2, Royds Park is a modern semi-detached industrial unit built of steel portal frame with brick and steel profile cladding within the shared fenced and gated yard of Royds Park Industrial Estate.

The unit includes the following specifications:

- 5.64-meter eaves height
- 3 phase electricity,
- Loading via a single ground level roller shutter
- 5 allocated parking bays
- High quality ancillary offices



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:

Description	Sq Ft	Sq M
Ground Floor	1,790	166.28
Office	236	21.96
Total	2,026	188.22

Service Charge

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

Legal Costs

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

VAT

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

EPC

The property currently has an EPC of C – 52.

Terms

The property is available to let on full repairing and insuring terms at a rental of £23,500 +VAT per annum.

Rateable Value

The current rateable value for the property is £21,500 within the 2023 Rating list.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Ref: 1017

For more information, please contact:

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All Enquiries:

For further information or to arrange a viewing please contact:

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