

# INDUSTRIAL UNIT

2,850 SQ FT (264.8 SQ M)

- Electric Roller Shutter
- 3 Phase Electric Supply
- Approx. 4m Eaves Height
- Office and WC Facilities



[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)  
0113 239 5770 (Ext 2)

**TO LET**



**Unit 23, Goldspot Business Park**  
Forge Lane, Leeds  
LS12 2PY

**£18,000**  
per annum



# LOCATION

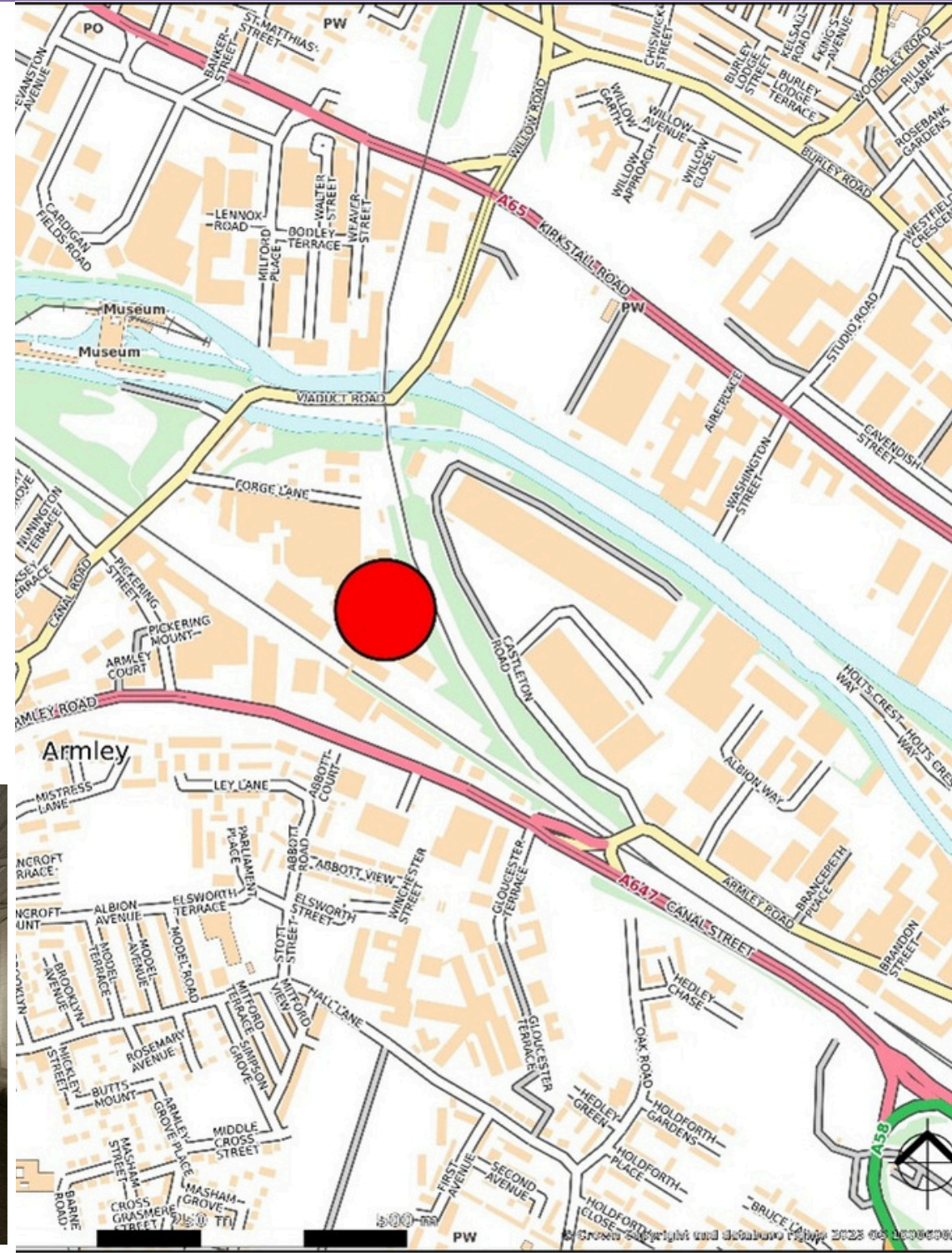
The property is located on Forge Lane, just off Canal Road, approx. 2 miles west of Leeds city centre. The property is within easy reach of the motorway network.

# DESCRIPTION

The available unit is within a terrace of similar units and are all self-contained with their own 3-phase electricity supply, WC and kitchenette 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: 2,850 sqft (264.8 Sqm)







## EPC

The property currently benefits from an EPC rating of C-70.

## VAT

It is understood that the subject property is not VAT elected

## 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 £18,000 per annum.

Tenants are required to pay a security bond equivalent to 3 months' rent and a £420 administrative fee towards the landlord's costs.

## RATEABLE VALUE

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £15,500. Interested parties are advised to direct further enquiries to the local authority.

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



**Will Tomlin**

[will.tomlin@adairpaxton.co.uk](mailto:will.tomlin@adairpaxton.co.uk)

0113 239 5776



**Alfie Stevens-Neale**

[alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)

0113 239 5778

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**For all other commercial enquiries:**

[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)

[www.adairpaxton.co.uk](http://www.adairpaxton.co.uk)

0113 239 5770

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Property Specialists ■ ■ ■ ■