

# INDUSTRIAL / TRADE COUNTER UNIT

**2,062 SQ FT  
(188.22 SQ M)**

- Fully Refurbished
- Yard and 5 Allocated Car Parking Spaces
- Ancillary Office
- 3-Phase Power
- 5.64 Meter Eaves Height
- Great Transport Links



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



**TO LET**

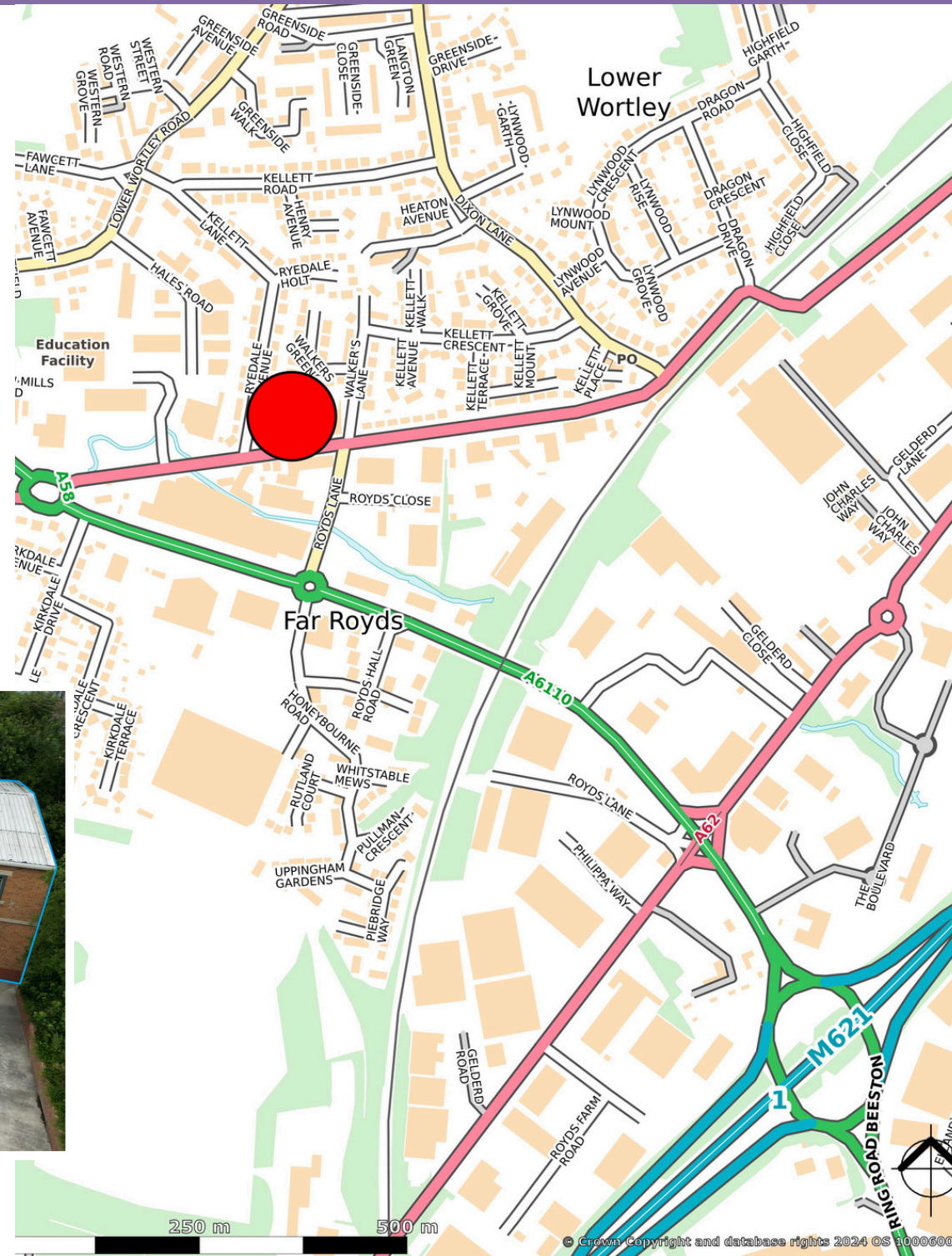
**Unit 2, Royds Park**  
Whitehall Road,  
Leeds  
LS12 4TU

**£23,500 + VAT**  
per annum



# 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 office









# 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:

|                     | Sq Ft | Sq M   |
|---------------------|-------|--------|
| <b>Ground Floor</b> | 1,790 | 166.28 |
| <b>Office</b>       | 236   | 21.96  |
| <b>Total</b>        | 2,026 | 188.22 |





## EPC

The property currently possesses an EPC rating of C-52.

## 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 £23,500 + VAT per annum.

## VAT

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

## 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 the transaction will be responsible for their own legal expenses incurred.

## RATEABLE VALUE

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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is September 2025.



# 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

.....

**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

**Adair Paxton** EST 1859  
Property Specialists ■ ■ ■ ■