

INDUSTRIAL / TRADE COUNTER UNIT

2,026 SQ FT
(188.3 SQ M)

- Fully Refurbished
- Secure Gated Yard
- Generous Vehicle Parking
- Ancillary Office
- 3-Phase Power
- 5.64 Meter Eaves Height
- Great Transport Links



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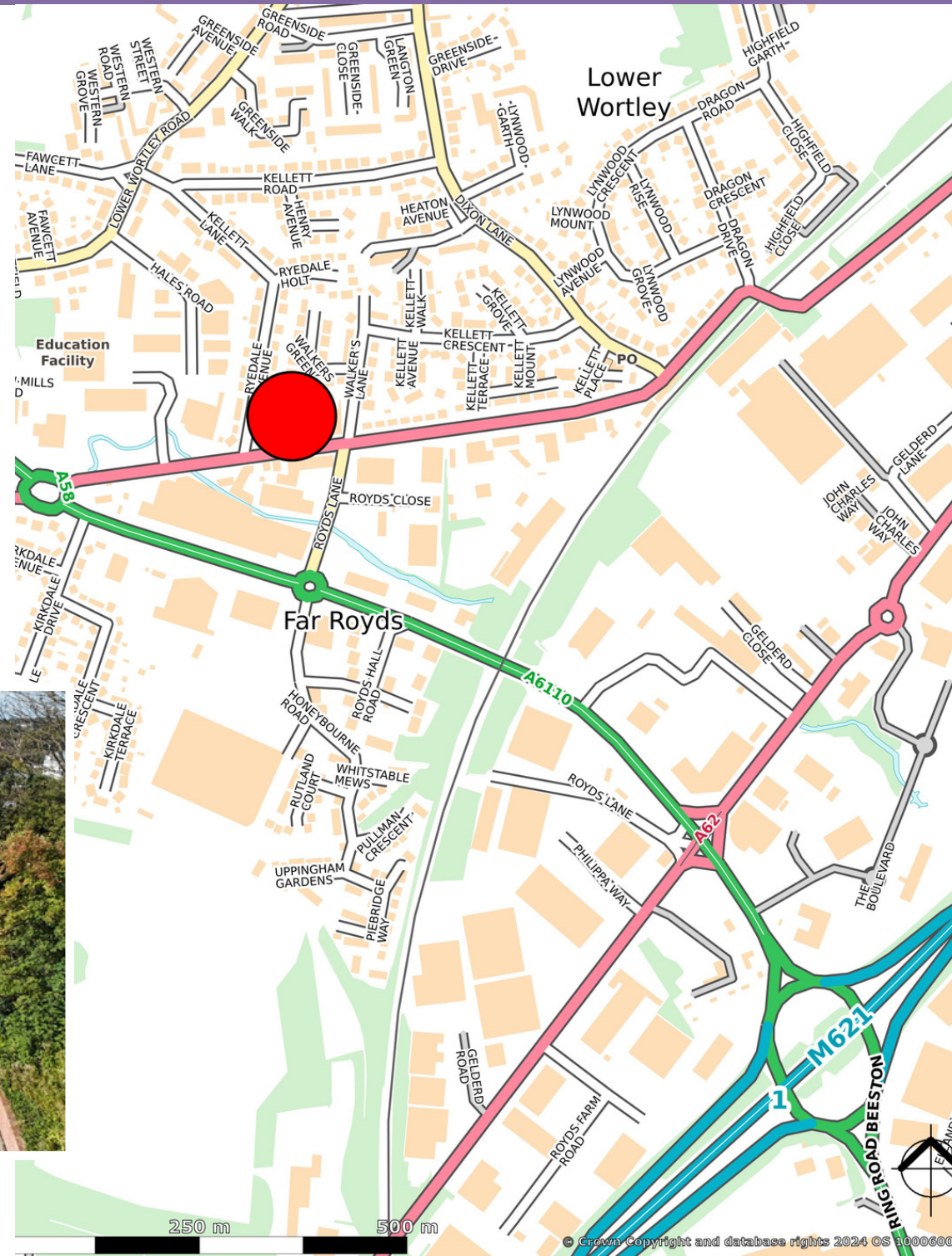
TO LET

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.



YELLOW LINE BOUNDARY FOR
INDICATIVE PURPOSES ONLY



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
- High quality ancillary office
- Generous parking available

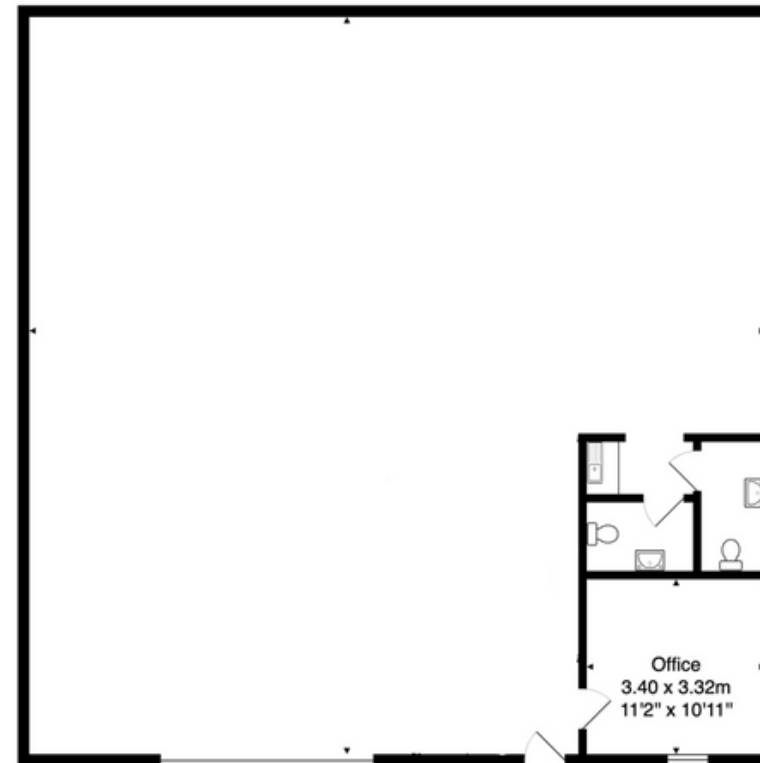




ACCOMMODATION

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
Warehouse	1,905	177
Office	121	11.3
Total	2,026	188.3





EPC

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

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 £23,500 + VAT per annum.

SERVICE CHARGE

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

RATEABLE VALUE

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

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



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Property Specialists ■ ■ ■ ■