

INDUSTRIAL / TRADE COUNTER UNIT

1,180 sqft (109.6 Sq m)

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- Prominent Main Road Location
- 5.5m Eaves Height
- Yard and Car Parking
- Manual Roller Shutter
- 3-Phase Power
- LED Lighting
- WC Facility



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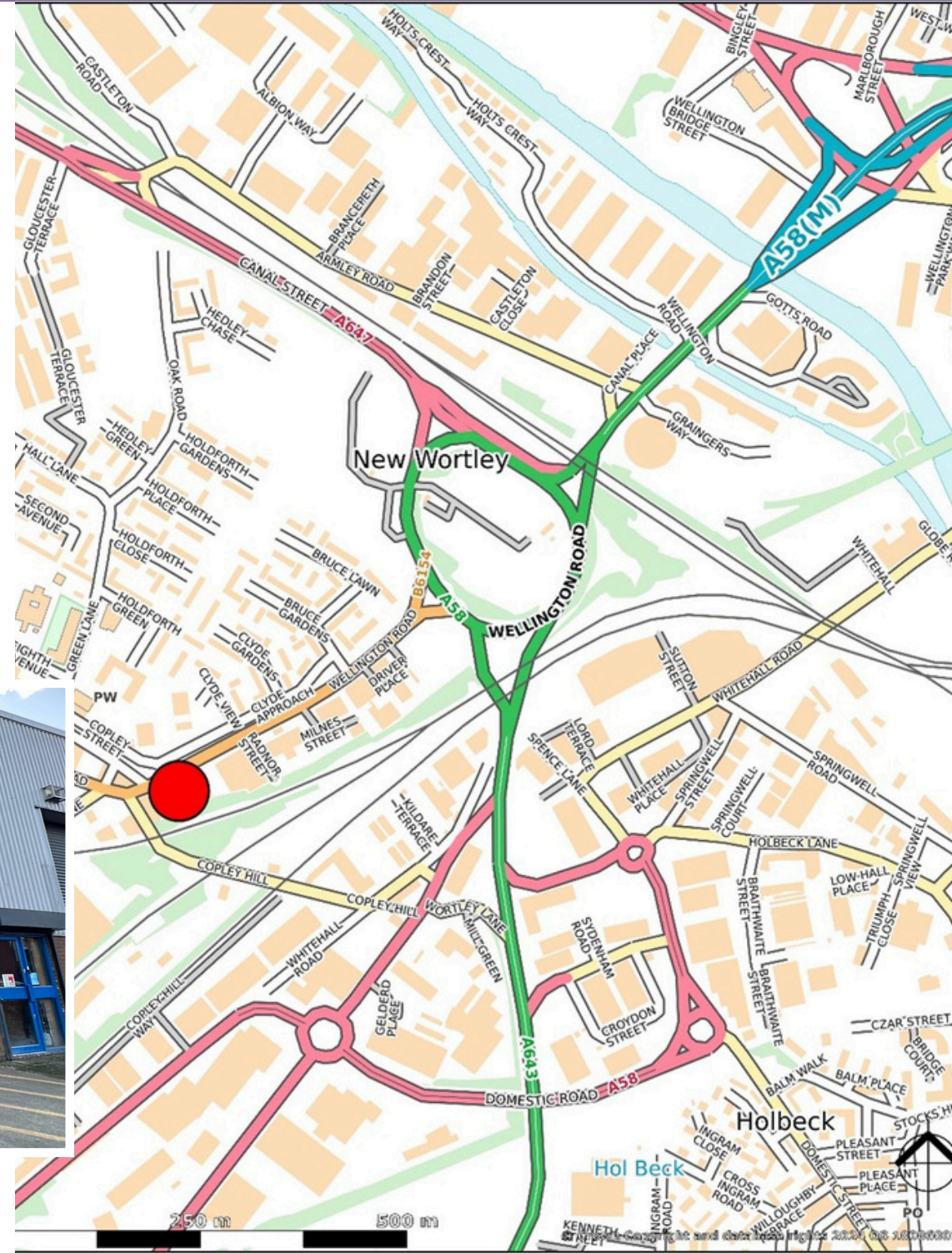
Unit 2, 111 Wellington Road
Leeds
LS12 1DX

£13,000 + VAT
per annum

LOCATION

The property is located fronting Wellington Road, approximately ½ mile south of Leeds City Centre.

The M1/M62 intersection is approximately 4 miles to the south of this location and the M621 motorway provides direct links between the City Centre and the wider motorway network. Wellington Road itself (B6154) is a major arterial road providing access from Leeds City Centre to the south of the city.



WAREHOUSE



DESCRIPTION

The property comprises a modern terrace of four industrial units within which Unit 2 is available.

The units are constructed by a steel portal frame and have an approximate eaves height of 5.5m.

Externally, there is a large concrete yard to the front of the units providing car parking/loading facilities.

Internally the unit is open plan and benefits from ceiling LED lighting, 3 phase electricity, manual roller shutter and ground floor WC.



ENTRANCE LOBBY



EPC

The property currently possesses an EPC rating of E-115.

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 rental of £13,000 + VAT per annum.

SERVICE CHARGE

Further information available upon request.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £11,000.

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



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