



UNIT 9

TO LET WAREHOUSE / INDUSTRIAL UNIT

4,540sq ft (421.85 sq m)



KIRKSTALL
INDUSTRIAL PARK

LEEDS LS4 2AZ



TO LET - UNIT 9 WAREHOUSE/INDUSTRIAL UNIT

LOCATION

Unit 9 is located within the heart of the estate, being positioned on the end of a terrace of units on the southern boundary.

DESCRIPTION

The property comprises a modern single storey industrial/warehouse unit of steel portal frame construction with brick and profile metal clad elevations. The roof is double pitched and is internally lined, incorporating translucent light panels to provide natural light to the warehouse area.

Internally, the walls are of painted blockwork with profile metal cladding above and there is a concrete floor. The warehouse benefits from a clear internal height of approximately 5 metres with maximum eaves of 6.5m. The unit is accessed by a sectional up and over door.

The property has a concrete surfaced service yard with 6 designated car parking spaces and a refuse storage area.

ACCOMMODATION

The property extends to approximately 4,540 sq ft (421.85 sq m), including offices and ancillary accommodation of 464.13 sq ft (43.12 sq m).

SERVICES

All mains services are connected to the property, including 3 phase electricity. We have not tested any of the incoming services and therefore an incoming tenant is responsible for confirming that the services are appropriate for their use.

RATEABLE VALUE

The property is included in the 2010 Rating List as follows:

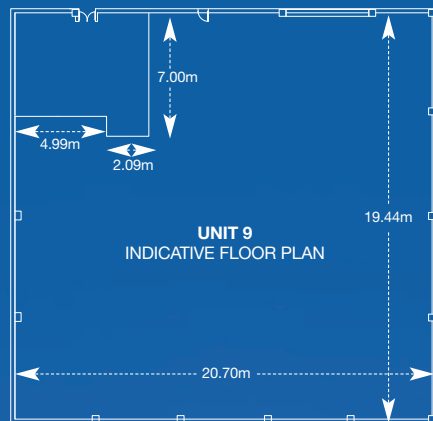
Description: Warehouse & Premises
Rateable Value: £23,250

TERMS

The unit is available on a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS/STAMP DUTY/VAT

Each party is to be responsible for their own legal costs incurred, or any stamp duty or VAT pertaining to a new lease.



www.kirkstallindustrialparkleeds.com



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VIEWING

Viewing is strictly by appointment with the retained agents.

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