TO LET

UNIT 3

Maple Park, Lowfields Road, Leeds, LS12 6HH

HQ offices of circa 6,000 sq ft | Loading via a single electric ground level door | Generous car parking provision

Newly Refurbished Unit

10,293 sq ft (956.3 sq m)
**Unit 3** is located within Maple Park on Lowfields Road just off Gelderd Road (A62). The estate provides excellent access to motorway networks, situated adjacent to Junction 2, M621, and in turn providing direct access on to the M62 and M1. Leeds City Centre is approximately 1 mile to the north east.

**Description**
The unit has recently been fully refurbished to a high standard and benefits from the following:

- HQ offices of circa 6,000 sq ft
- Loading via a single electric ground level door
- Generous car parking provision

**Accommodation**

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>375.26</td>
<td>4,039</td>
</tr>
<tr>
<td>Ground Floor Offices</td>
<td>290.52</td>
<td>3,127</td>
</tr>
<tr>
<td>First Floor Offices</td>
<td>290.52</td>
<td>3,127</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>956.3</strong></td>
<td><strong>10,293</strong></td>
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</tbody>
</table>

**Terms**
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Rent on application.

**Rates Payable**
The property is listed in the 2010 rating list with a rateable value of £55,500. This does not constitute rates payable.

**EPC**
Available upon request.

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**Further Information**
For further information or to arrange a viewing please contact

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