

UNIT 16

1,805 SQ M (19,429 SQ FT)



ON BEHALF OF THE LANDLORD

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RECENTLY REFURBISHED

- SUITABLE FOR TRADE COUNTER / INDUSTRIAL / WAREHOUSE USES
- EXCELLENT LOCATION CLOSE TO LEEDS CITY CENTRE AND J1 OF THE M621
- SITUATED WITHIN ESTABLISHED INDUSTRIAL / TRADE AREA OFF A62 GELDERD ROAD

DESCRIPTION

The property comprises a detached warehouse unit with two storey ancillary office accommodation. Externally, there is a shared loading yard and car park.

The warehouse unit is constructed with a solid concrete floor, steel portal frame with brick and profile cladded external elevations. The unit has an internal eaves height of approximately 5.98 metres. The warehouse is lit by sodium pod lighting. Access to the loading yard area is provided through 5 ground level roller shutter loading doors.



LS12 6BD



Brown Lane West



LOCATION

The property is situated just off the A62 Gelderd Road approximately 1.7 miles south west of Leeds city centre. The nearest motorway junction is Junction 1 of the M621, which is located 0.7 miles away.

ACCOMMODATION

We have measured the unit to have the following GIA:

	SQ FT	SQ M
Warehouse	17,145	1,593
Ground Flr Office	1,142	106
First Flr Offices	1,142	106
Total	19,429	1,805

RATEABLE VALUE

Description: Warehouse & Premises

RV: Available upon request.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

VAT & LEGAL COSTS

VAT will be charged where applicable. Each party will be responsible for their own legal costs incurred in this transaction.

EPC

Copy available upon request.



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GVA
0113 292 5500
gva.co.uk/9232

Jake Pygall
jake.pygall@gva.co.uk

JLL
0113 244 6440
jll.co.uk/property

Lauren O'Toole
lauren.o'toole@eu.jll.com
Tom Asher
tom.asher@eu.jll.com

www.cartertowler.co.uk
CARTERTOWLER
CHARTERED SURVEYORS
0113 245 1447

Josh Holmes
joshholmes@cartertowler.co.uk

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www.ipif.com

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