

TO LET

High Quality Warehouse/Industrial Unit - Undergoing Refurbishment



**VERY LARGE
SECURE YARD**

4 Middleton Grove, Leeds LS11 5LP

61,289 SQ FT

LOCATION

The property is located on the popular Parkside Industrial Estate. The Parkside Industrial area is strategically located within 1 mile of Junction 3 and Junction 5 of M621 which in turn provide direct access to the M1 and M62, it is also just 3.8 miles from Leeds City Centre.

The property is situated specifically on Middleton Grove which is accessed off Dewsbury Road (A653) which provides direct access to Leeds city centre and the Leeds Outer Ring Road (A6110).

DRIVE TIMES

Leeds	12 mins (3.8 miles)
York	41 mins (28.3 miles)
Doncaster	44 mins (31.3 miles)
Sheffield	47 mins (33.7 miles)
Manchester	1 hr 7 mins (43.6 miles)





DESCRIPTION

Unit 4 provides high quality modern, warehouse/industrial accommodation with ancillary offices of steel portal frame construction and an oversized yard. Specification highlights include:

- > Clear working height of 10m
- > 5 dock level loading doors and 1 ground level door
- > Site of 4.64 acres with very generous secure trailer park
- > Low site density (30%)
- > Separate car parking for 72 cars
- > High quality ancillary office and staff accommodation

ACCOMMODATION

Warehouse / GF accommodation	54,493 sq ft
1st Floor Office accommodation	6,796 sq ft
Total	61,289 sq ft

TERMS

The property is available to let on a new full repairing and insuring lease.

SERVICES

All mains services are connected to the unit including 3 phase electricity, gas, mains water and drainage.

EPC

The property has been assessed as having an Energy Performance Asset Rating of 51 (Band C).

RATEABLE VALUE

Description: Warehouse and Premises

RV: £241,000

Please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.

VAT AND LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION:

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March 2018. **BOWMANS Design & Print 0113 272 0088.**