



Modern Semi-Detached Warehouse / Industrial Unit 7,467 Sq Ft (693.68 Sq M)

- Rare North-West Leeds location
- Full height roller shutter door
- Generous parking and loading area



Location

The unit is situated just off Low Hall Road and 5 miles west of Leeds City Centre.

The premises is accessed off the accessible A6120, which leads directly onto the prominent Bradford Road (A647).

Description

The property comprises of the following specifications:

- Roller shutter door
- Generous parking and loading area
- Good access to Leeds City Centre and Bradford City Centre

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	594.85	6,403
Ground floor offices	64.34	693
First floor offices	34.6	372
Total	693.8	7,468



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

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

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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