



## To Let / For Sale

Warehouse  
Accommodation with  
Office Content

Price upon  
Application

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The premises provide the following approximate gross internal floor areas:

Warehouse- 13,362 sq. ft.

Offices – 8,091 sq. ft.

Mezzanine – 6,521 sq. ft.

**Total – 27,965 sq. ft.**

**Site area – 1.6 acres**

# No.1 Low Hall Business Park, Horsforth, Leeds, LS18 4EG

Detached industrial unit with high office content and large yard area

Occupying an attractive, landscaped site extending to 1.6 acres, prominently located on Low Hall Road, less than ¼ mile from the Leeds Outer Ring Road (A6120) and approximately 5 miles northwest of Leeds City Centre.

### Highlights

- Eaves height of 6.4m
- High office content
- Superb location less than ¼ mile from Leeds Outer Ring Road
- Large concrete / tarmacked yard
- 1.6 acre site area
- Available immediately

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## Location

No. 1 Low Hall Business Park is prominently located on Low Hall Road, Horsforth close to the junction with Calverly Lane, less than ¼ mile from the Leeds Outer Ring Road (A6120) and approximately 5 miles northwest of Leeds City Centre.

## Specification

The property comprises a modern production/warehouse facility with integral office accommodation on a self-contained, landscaped site.

The unit is of steel portal frame construction with part brick, part metal profile sheet cladding and provides the following specification:

- Eaves of approximately 6.4m
- Heating and lighting throughout
- Three roller shutter loading doors
- Flexible two-storey office accommodation
- Large yard with ample parking provision
- 1.6 acre site area

## Accommodation

The premises has the following gross internal floor areas, which have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition):

Warehouse -	1,241 sq. m	13,362 sq. ft
Offices -	751 sq. m	8,091 sq. ft
Mezzanine -	606 sq. m	6,521 sq. ft
<b>Total -</b>	<b>2,598 sq. m</b>	<b>27,965 sq. ft.</b>
<b>Site Area -</b>	<b>0.65 hectares</b>	<b>1.6 acres</b>

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. Quoting rent is £6.25 per sq. ft.

Alternatively 1 Low Hall Business Park may be available For Sale. Price Upon Application

## Business Rates

The property is currently assessed for Business Rates as 2 units with the following Rateable Values:

Unit 1a: £80,000

Unit 1b: £46,250

The overall estimated rates payable are £64,640 per annum.

Please ensure you make your own enquiries with the Local Authority

## EPC: D (78)

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