

TO LET

# INDUSTRIAL/ WAREHOUSE UNIT

6,004 sq ft  
(557.82 sq m)

NOW FULLY REFURBISHED

WITH SELF-CONTAINED YARD AREA



**30**  
Airedale  
Industrial  
Estate  
LEEDS

SAT NAV: LS10 1NT

 TOWNGATE PLC



FRINGE OF CITY LOCATION WITH  
SUPERB ACCESS TO BOTH THE  
M621 AND M1 MOTORWAYS



EAVES  
HEIGHT OF  
7 METRES



CCTV MONITORED  
ESTATE



SECURE  
YARD  
AREA



TO LET

# INDUSTRIAL/ WAREHOUSE UNIT

WITH SELF-CONTAINED YARD AREA

**6,004 sq ft** (557.82 sq m)



## DESCRIPTION

The property comprises a modern end terraced warehouse/industrial unit with the following specification:

**EAVES HEIGHT OF 7 METRES**

**SECURE YARD AREA**

**HIGH QUALITY ANCILLARY OFFICE  
ACCOMMODATION**

**FACILITIES INCLUDE MALE & FEMALE WC'S  
AND KITCHENETTE**

## ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	4,638	430.88
GROUND FLOOR OFFICES	683	63.47
FIRST FLOOR OFFICES	683	63.47
<b>TOTAL</b>	<b>6,004</b>	<b>557.82</b>

The unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th edition).

## ENERGY PERFORMANCE CERTIFICATE

This unit has an EPC rating of C64..

## TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Further details and rent are available upon application.

## LOCATION

The property is situated on the established Airedale Industrial Estate, which benefits from being strategically located approximately 1.5 miles from Leeds City Centre, just off Hunslet Road (A61) and the Hunslet Distributor. The property also benefits from being located within 1.5 miles from junctions 3 and 4 of the M621 Motorway.

The property itself is accessed directly off Kitson Road.



**SAT NAV: LS10 1NT** what3words **MOVE.STOP.QUIT**



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