

TO LET

UNIT 18
ENTERPRISE PARK INDUSTRIAL ESTATE
OLD LANE, BEESTON
LEEDS
LS11 8HA

Ryden

REFURBISHED TRADE
COUNTER / WAREHOUSE UNIT

SHARED YARD AND
PARKING

WELL LOCATED WITHIN
EASY REACH OF THE M621
AND WIDER M62 MOTORWAY
NETWORK

1,908 SQ. FT. (177.26 SQ. M.)



**REFURBISHED TRADE
COUNTER/WAREHOUSE
UNIT WITH SHARED
YARD.**

GET IN TOUCH

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1,908

SQUARE FEET

177.26

SQAURE METRES

LEEDS
3RD FLOOR
CARLTON TOWER
LEEDS, LS1 2QB



ryden.co.uk



UNIT 16 ENTERPRISE PARK INDUSTRIAL ESTATE BEESTON

REFURBISHED TRADE COUNTER/ WAREHOUSE UNIT WITH SHARED YARD.

LOCATION

Enterprise Park Industrial Estate is located approximately a quarter of a mile from the junction of the A653 (Dewsbury Road) and Old Lane, some 3 miles south of Leeds City Centre.

J2 of the M621 is located 1.5 miles to the north and J28 of the M62 is located 2.5 miles to the south.

DESCRIPTION

The property comprises an industrial / warehouse unit of steel frame construction, with brick/blockwork cavity walls and plastisol coated metal profile cladding above to eaves. The unit has the benefit of a roller shutter door and roller shutters on the windows and pedestrian door for added security. Internally, each has a partitioned office space and separate WC facilities.

The estate is bounded by a steel palisade security fence and has lockable access gates to the estate.

The unit has undergone a full refurbishment to include internal and external decoration, new LED lighting throughout, electrical / gas remediation and various roof and cladding works - further details available upon request.

RENTAL/ TERMS

The unit is offered To Let on a full repairing and insuring basis for a term to be agreed.

Unit 18 - £10 Per Sq. Ft. Per Annum

ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

RATEABLE VALUE

UNIT 16	177.26 M2	1,908 SQ.FT.
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We are advised that the properties are assessed with rateable values as follows:

Unit 18—£13,750

Details on the current uniform business rates are available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

VAT

Prices and rental are exclusive of VAT if chargeable