**TO LET** WAREHOUSE / INDUSTRIAL UNIT WITH OFFICES





# **UNIT 3B WOODSIDE**

- LOW LANE, HORSFORTH, LEEDS, LS18 5NY
- 13,384 sq ft (1,243.41sq m)
- Additional Mezz of 1,478 sq ft
- Direct Access onto Leeds Outer Ring Road
- 6.8m eaves height





# UNIT 3B WOODSIDE, LOW LANE, HORSFORTH, LEEDS





# LOCATION

The property is situated fronting Low Lane, in Horsforth, approximately 6 miles West of Leeds City Centre. The area is well populated with local amenities and immediate access to the Ring Road.

# DESCRIPTION

The property comprises a semi-detached warehouse unit with loading provision and parking. Access to the warehouse is via two concertina loading doors. 6.8m eaves, mezzanine storage and first floor open plan offices.

# TERMS

The premises are available on a new Full Repairing Lease at a rental of £67,500 per annum exclusive.

#### ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	1016.34	10,940
First Floor office	227.07	2,444
(Mezz Storage)	(137.33)	(1,478)
TOTAL (exc Mezz)	1,243.41	13,384

# LEGAL COSTS

Each party to bear their own legal costs in the transaction.

# RATEABLE VALUE

The rateable value from 1st April 2023 is £63,500 and the current rate payable is based on 51.2p in the pound. Interested should make their own enquiries of the Billing Authority.

#### SAT NAV REFERENCE LS18 5NY

# CONTACT

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Subject to Contract

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