

TO LET

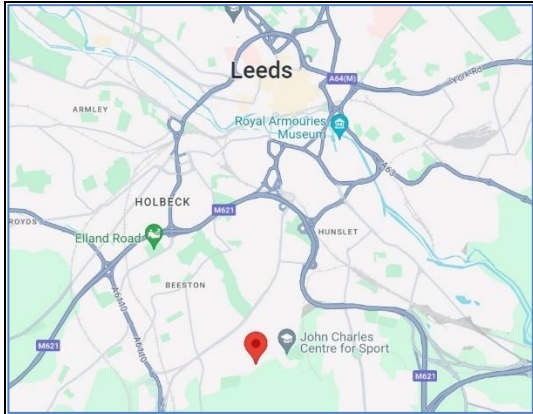
INDUSTRIAL / WAREHOUSE PREMISES



**Units 4 & 5 Park Farm Industrial Estate,
Westland Road, Leeds, LS11 5XA**

- **11,108 sq ft (1,031.93 sq m)**
- **Well located for M62 & M621 Motorways**
- **Secure rear Yard & parking areas**
- **To be refurbished including new roof**





LOCATION

The property is well located being c. 3 ½ miles from J.28 of the M62 and c. 2 ½ miles from J.1 M621. Leeds city centre is within 2 ½ miles.

DESCRIPTION

The property comprises a semi-detached single storey industrial / warehouse unit. The eaves height is 4.4m to eaves. Access is via 2 drive in roller shutter doors. There are two storey office facilities. Externally the premises benefit from a dedicated service yard to the rear along with further parking to the front elevation.

TERMS

The premises are available by way of a new lease at an initial rental of £83,000 per annum exclusive for a term of years to be agreed.

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £52,000.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Bay 1		
Warehouse:	491.14	5,287
Bay 2		
Warehouse:	350.61	3,774
GF Offices:	101.09	1,088
1 st Floor offices:	89.09	959
TOTAL	1,031.93	11,108

LEGAL COSTS

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

CONTACT

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