



UNIT TO LET

1,642 ft²

NEWLY
REFURBISHED



EXCELLENT
ACCESS TO A61



GOOD ALLOCATED
CAR PARKING



www.ipif.com/nortech

INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNIT

UNIT D1, NORTECH CENTRE
MANOR STREET, LEEDS, LS7 1PZ



LOCATION

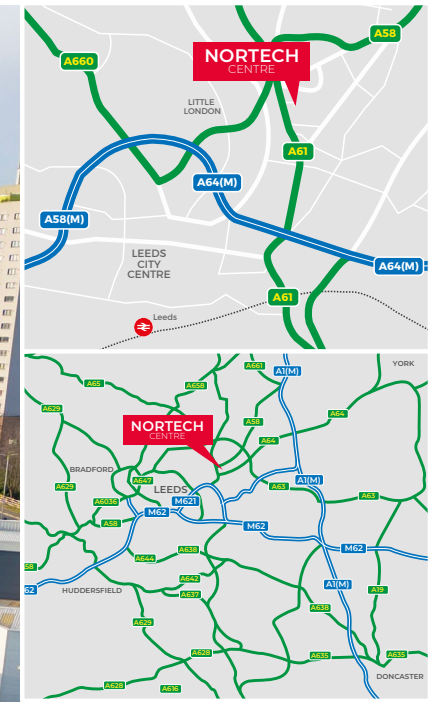
The Nortech Centre is situated less than 1 mile north east of Leeds city centre, accessed directly off Sheepscar South near the bottom of Scott Hall Road (A61) – one of the principle routes into Leeds from the north. The unit itself was built circa 1987 and is located on Manor Close, an established business location with surrounding occupiers including Howdens Joinery, Role Model Clothing and Sally Hair & Beauty.



LS7 1PZ

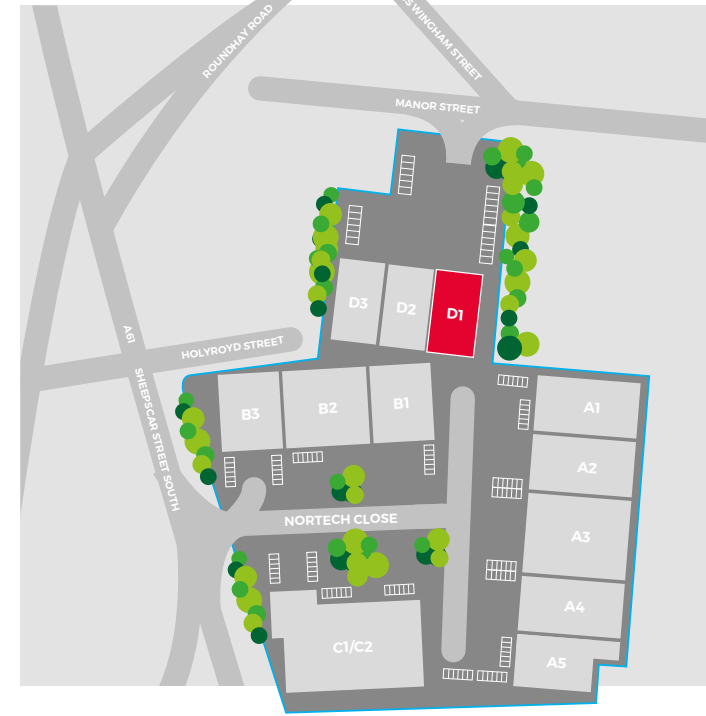
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Leeds City Centre



Unit D1





DESCRIPTION

Unit D1 is a recently refurbished modern end terrace, single storey warehouse / light industrial unit incorporating office accommodation. The unit is of steel portal frame construction.

SPECIFICATION

- New refurbished
- Modern industrial unit of steel portal frame under a double skinned insulated pitched roof with translucent roof lights
- Brickwork and profiled cladding to the elevations
- Full height curtain wall glazing to the front elevation
- Electric ground level loading door
- Good security measures installed including internal roller shutter door to personnel entrance door
- Gas blow heater
- Secure, shared yard

ACCOMMODATION

Available accommodation comprises of the following Gross Internal Areas (GIA):

UNIT D1	M ²	FT ²
Warehouse	138.1	1,486
Ground floor office & facilities	14.5	156
Total	152.6	1,642



LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Available upon request.



On behalf of the landlord

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