



Unit 6

Greencroft Works, Leeds, LS19 7LX

Modern Light Industrial / Warehouse Unit

1,475 sq ft
(137.03 sq m)

- Popular northwest Leeds location
- Excellent local amenities
- Ground level loading door
- Single phase power



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Summary

Available Size	1,475 sq ft
Rent	£22,125 per annum
Rates Payable	£7,360.25 per annum Occupiers may benefit from small business rates relief. For further information, please contact the local rating department.
Rateable Value	£14,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

The property comprises a single storey, mid-terrace, modern light industrial unit built around a steel portal frame with blockwork / stone elevations that sits under a suspected dual pitched, tiled roof. The unit has a solid concrete floor, a single phase power supply and a minimum eaves height of 3.1m / maximum 5.24m. Access is via a ground level electric loading door and a separate personnel entrance. The property has LED lighting, WC and kitchenette facilities. Externally the unit benefits from a tarmacadam, shared loading area and parking for 3 vehicles.

Location

The property forms part of the Greencroft Works development which is accessed off Kirk Lane in the town of Yeadon which is situated in the metropolitan borough of Leeds, West Yorkshire. Yeadon is a small town that lies approximately 8 miles northwest of Leeds City Centre and is approximately 7 miles to the northeast of Bradford. Leeds Bradford Airport is located approximately 2 miles from the subject property. The unit is situated within an area of mixed uses, including commercial, residential and a supermarket.

Accommodation

The accommodation comprises the following areas:

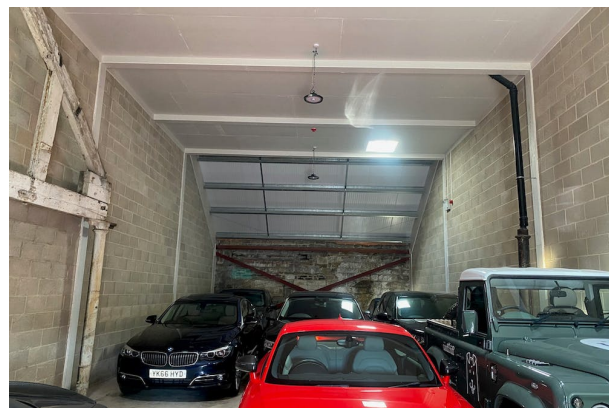
Description	sq ft	sq m
Warehouse	1,430	132.85
WC	45	4.18
Total	1,475	137.03

Viewings

Viewing is strictly by appointment only. Contact the agent for further information.

Terms

The property is available on a new, full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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