



LS27 0SU



Unit 2

Vantage Point, Howley Park Road East, Leeds, LS27 0SU

Modern Industrial / Warehouse Unit

1,200 sq ft
(111.48 sq m)

- Modern industrial warehouse unit comprising 1,200 sq ft
- Secure shared yard
- Superb access to Junctions 27 & 28 of the M62 motorway
- Loading via electric roller shutter loading door
- Ancillary office accommodation



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Summary

| | |
|-----------------------|--|
| Available Size | 1,200 sq ft |
| Rent | £16,500.00 per annum |
| Rateable Value | £11,250 The unit qualifies from 100% rates relief |
| Service Charge | £1,484.82 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

The property comprises of a modern industrial / warehouse unit with the following specification:

- Large shared secure yard
- Ancillary office accommodation
- Loading via electric ground level doors
- Eaves height of 4 metres
- WC and Kitchenette

Location

Unit 2 is situated on Vantage Point which forms part of the well established and popular Howley Park Industrial Estate. Howley Park Industrial Estate is strategically located approximately 1.5 miles from both Junction 27 and 28 of the M62 Motorway, circa 7 miles south of Leeds City Centre and just over 4 miles from the M1 Motorway.

Vantage Point itself is accessed off Howley Park Road East, which provides direct access onto Bruntcliffe Road Britannia Road (A650).

Viewings

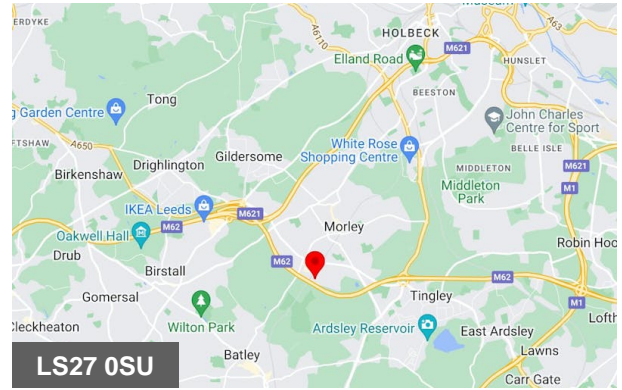
Viewings are strictly by appointment only. Please contact the joint letting agents for further information.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed. The quoting rent is £16,500 per annum exclusive.

EPC

A full copy Energy Performance Certificate is available upon request.



Viewing & Further Information



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