

To Let



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

0113 2451447

www.cartertowler.co.uk

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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 \pounds 16,500 per annum exclusive.

EPC

A full copy Energy Performance Certificate is available upon request.





Viewing & Further Information



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