



Unit 1 Owlcotes Business Centre

Varley Street, Pudsey, LS28 6AN

Modern Refurbished Industrial/Warehouse Unit

2,151 sq ft
(199.83 sq m)

- Established industrial estate
- Shared yard with parking
- 4.3m eaves
- 3 phase electricity
- Office & W.C Facilities
- Full height roller shutter with separate personnel entrance

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Summary

Available Size	2,151 sq ft
Rent	£9.50 per sq ft
Rates Payable	£3.19 per sq ft
Rateable Value	£13,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (121)

Description

Owlcotes Business Centre comprises a modern estate of 6 light industrial / business units. The estate has been comprehensively maintained over the years with Unit 1 recently having undergone a light refurbishment. The units are constructed in brick around a steel portal frame with profile sheet cladding.

Location

Owlcotes Business Centre is located at the intersection of Varley Street and Viaduct Street to the rear of the Owlcotes Shopping Centre at Pudsey. Richardshaw Lane and Bradford Road, both within 100 yards, link directly into the A647 by-pass ensuring rapid access to Leeds, Bradford and the wider region.

Accommodation

The accommodation comprises the following areas:

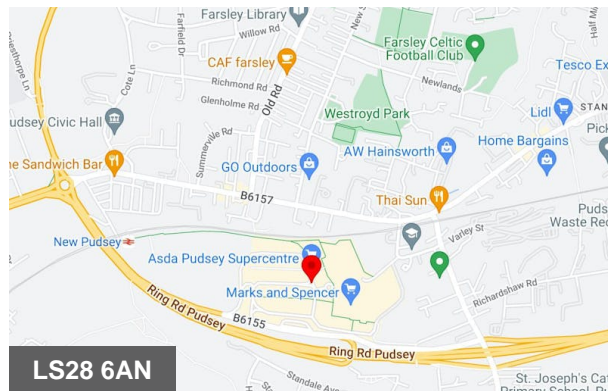
Name	sq ft	sq m
Unit - Warehouse	1,903	176.79
Unit - Office	248	23.04
Total	2,151	199.83

Viewings

For further information or to arrange a viewing, please contact either joint agent.

Terms

The unit is available by way of a new full repairing and insuring lease, for a number of years to be agreed.



Viewing & Further Information



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