



Unit 7 Enterprise Court

Pit Lane, Micklefield, LS25 4BU

Modern Warehouse / Storage Unit

765 sq ft
(71.07 sq m)

- Established industrial estate
- Secure shared yard
- Strong access to motorway network
- Office & WC facilities

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Summary

Available Size	765 sq ft
Rent	£12,000.00 per annum
Business Rates	Upon Enquiry
Service Charge	£417 per annum Building's Insurance - £301.71 per annum exclusive
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

Enterprise Court provides a small development of high quality warehouse / storage units with a good sized shared yard.

The premises comprise modern terraced style industrial units of blockwork construction with profile cladding over a steel portal frame, under a single pitched roof. The unit benefits from w.c. facilities and access by means of steel roller shutter doors and a separate personnel access door.

The unit benefits from the following:

- * 3 phase electricity
- * Gas supply
- * All mains services (interested parties are advised to make their own enquires)
- * Maximum eaves of 5.4 m / Minimum 4.25 m
- * Good sized shared yard

Location

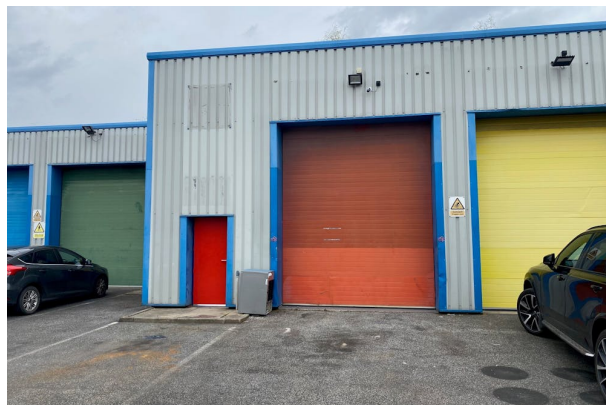
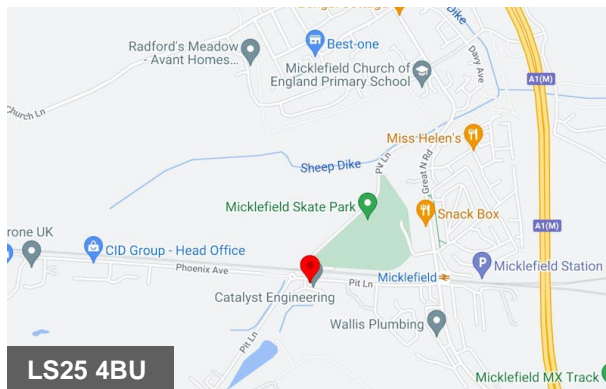
Enterprise Court is located off Pit Lane in Micklefield. Pit Lane runs from the A656 approximately ½ mile north of the intersection with A63 Selby Road. Junction 47 of the M1 and Junction 42 of the A1(M) motorway approximately 3 miles from Enterprise Court.

Terms

The unit is offered on a new full repairing and insuring lease for a term of years to be negotiated. For more information please contact the sole agents.

Viewings

For further information or to arrange a viewing please contact the sole agents.



Viewing & Further Information



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