



Unit 9, Haines Park

Grant Avenue, Leeds, LS7 1QQ

MODERN INDUSTRIAL UNIT

985 sq ft
(91.51 sq m)

- Undergoing Refurbishment
- Excellent access to Leeds Inner Ring Road (A58), M1 & M621
- Well established trade location
- Large shared secure yard
- Loading via a manual roller shutter door

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Summary

Available Size	985 sq ft
Rent	£15,760.00 per annum
Rateable Value	£9,300 The unit benefits from 100% rates relief
Service Charge	£1,252.71 per sq ft Buildings Insurance: £306.90 per annum
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

The units are of steel portal frame construction with a pitched profile sheet roof, brick and clad elevations, each unit is accessed via a single ground-level loading door and separate personnel entrance. Externally the properties benefit from a gated and secure shared yard.

Location

Haines Park is located in a well established trade location off Grant Avenue just one mile north of Leeds City Centre. Roundhay Road is less than 100 meters away, which provides direct access to the Leeds Inner Ring Road (A58) and on to the A64. The A64 links with the A1 (M). The M621 is just 3.5 miles away providing wider access to the motorway network.

Specification

- * Convenient City Centre Location
- * Established Industrial Location
- * High Bay Lighting
- * 3 Phase
- * WC & Kitchenette facilities
- * Secure Yard

Terms

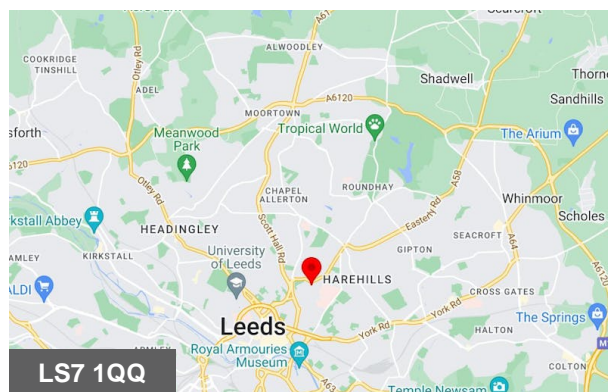
The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

Viewings

For further information or to arrange viewing please contact Carter Towler.

Services

The property benefits from all mains services.



Viewing & Further Information



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