TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH PARKING

HOLDER & CO
Property Consultants



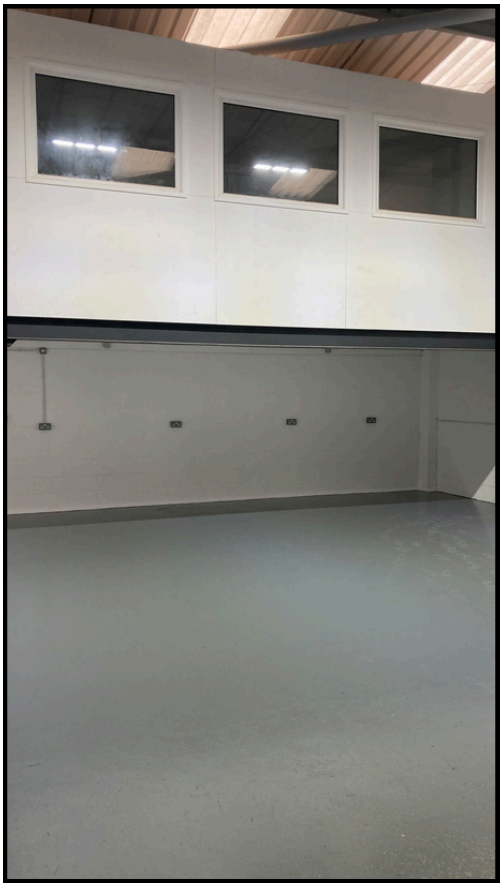
UNIT 1
BROOKFIELD TRADING ESTATE, BROOKFIELD ROAD
LEEDS LS10 1JX

- 1,187 sq ft (110.3 sqm)
- Single storey industrial unit
- WC's and small mezz office
- Secure Site
- Car parking

HOLDER & CO
Property Consultants

UNIT 1 BROOKFIELD TRADING ESTATE
BROOKFIELD ROAD
LEEDS LS10 1JX





LOCATION

Brookfield Trading Estate is strategically located on the south eastern fringe of Leeds City Centre and accessed from Hunslet Road (A61) within 1 mile of Junctions 3,4 and 5 of the M621.

DESCRIPTION

Brookfield Trading Estate is a new, high specification development providing several units on a secure site with parking and loading.

Unit 1 benefits from an electrically operated roller shutter door, eaves height of 5 metres, high bay LED lighting and a floor loading of 30 kN per sq m.

Parking is directly in front of the unit, with further parking available on the site.

BUSINESS RATES

The premises have a Rateable Value of £15,000. Interested parties are advised to make their own enquiries in respect of rates payable .

SERVICE CHARGE

A service charge will be payable for maintenance of common parts.

TERMS

The premises are offered for lease at an annual rental of £16,500 per annum exclusive of VAT and other outgoings.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com
Philip Caspell: philip@holderandco.com

In accordance with anti-money laundering regulations, we are required to carry out identity and related checks on clients before a transaction can proceed.

Holder & Co Limited for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the correctness (iii) None of the building services or service installations have been tested and are not warranted to be in working order (iv) No employee of Holder & Co Limited has any authority to make or give any representation or warranty whatever in relation to the property (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT (vi) Where applicable an Energy Performance Certificate is available upon request. October 2026. SUBJECT TO CONTRACT