TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH PARKING

HOLDER & CO
Property Consultants



UNIT 5
BROOKFIELD TRADING ESTATE,
BROOKFIELD ROAD
LEEDS LS10 1JX

- 1,045 sq ft (97.09 sqm)
- Single storey industrial unit
- WC's and small mezz office
- Secure Site
- Car parking

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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 5 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 will require a separate assessment once split from the adjacent units. 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

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

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