TO LET

INDUSTRIAL / WAREHOUSE UNITS WITH PARKING

HOLDER & CO
Property Consultants



UNITS 3 & 4
BROOKFIELD TRADING ESTATE,
BROOKFIELD ROAD
LEEDS LS10 1JX

- 3,602 sq ft (334.65 sqm)
- Single storey industrial units
- WC's, Mezzanine Offices
- 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.

Units 3&4 benefit from two electrically operated roller shutter doors, eaves height of 5 metres, high bay LED lighting, floor loading of 30 kN per sq m and mezzanine offices extending to 1,276 sq ft

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

BUSINESS RATES

The premises will need to be reassessed following a 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 £37,500 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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