Adair Paxton
Property Specialists
EST 1859

LIGHT INDUSTRIAL UNIT

2,062 Sq Ft (192 Sq M)

- Ground Floor: 1,500 Sq Ft
- First Floor Mezzanine: 562 Sq Ft
- Kitchenette and WC Facility
- Yard and Parking Available
- Gated Industrial Park



TO LET

Unit 4, Wortley Business Park
Upper Wortley Road
LS12 4WE

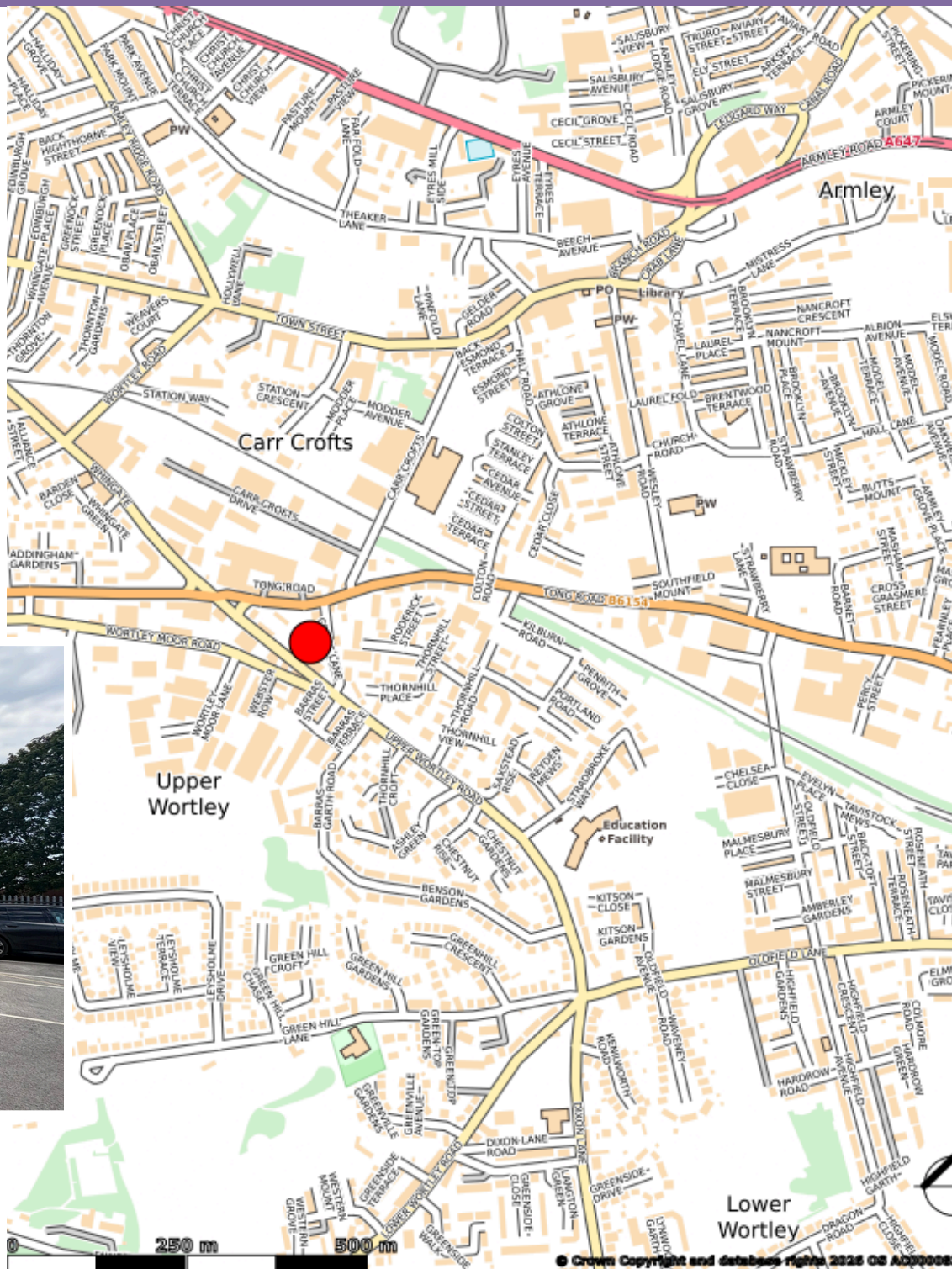
£21,000 + VAT
per annum

commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

LOCATION

The subject property is located within Wortley BusinessPark, positioned at the intersection between TongRoad (B6154) and Upper Wortley Road approximately 2miles west of Leeds City Centre. The M1/M62intersection is approximately 8 miles to the south ofthis location and the M621 motorway provides directlinks between the City Centre and the wider motorwaynetwork.









DESCRIPTION

The property is part of a development of 10 self-contained industrial units arranged in 2 terraces. Each unit is built around a steel portal frame with elevations of brick surmounted by steel profile cladding under a dual-pitched roof. The development is bordered by a security perimeter fence and gate.

The property benefits from the following specification:

- Manual roller shutter door
- Kitchen and WC facilities
- Yard and Vehicle Parking Available
- Concrete flooring
- Mezzanine
- 4.3m Eaves Height
- 3.7m Manual Roller Shutter Height

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ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of:

	Sq Ft	Sq M
Ground Floor	1,500	139.35
First Floor	561.5	52.17
Total	2061.5	191.52









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EPC

The property currently benefits from an EPC rating of C-72.

VAT

VAT is applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £21,000 + VAT per annum.

SERVICE CHARGE

A service charge is applicable. Further details upon request.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2026 list: Rateable Value: £13,250.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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