TO LET

MODERN INDUSTRIAL / WAREHOUSE UNITS

Millshaw Park Industrial Estate,
Leeds LS11 0LX
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UNITS 14 15

4,338 - 10,969 sq ft
403 - 1,019 sq m

MILLSHAW LEEDS



- UNITS AVAILABLE SEPARATELY OR COMBINED
- ESTABLISHED BUSINESS LOCATION
- EXCELLENT ACCESS TO LEEDS CITY CENTRE, M621, M62 & M1

DESCRIPTION

The properties comprise two mid-terraced warehouse / light industrial units which are available separately or combined.

The units are of steel portal frame construction with part brick-clad front elevations incorporating photovoltaic panels.

Units 14 & 15 have been comprehensively refurbished, featuring a new insulated metal roof, upgraded office and ancillary accommodation, new flooring, full redecoration and modernised kitchenettes.

The units offer high-quality, well-presented industrial accommodation suitable for a range of uses.

Nearby occupiers include:

Northern Flags, JD GYMS, SULZER, LPC



ACCOMMODATION

	SQ FT	SQ M
UNIT 14		
Warehouse	4,338	403
GF & FF Offices	1,249	116
Total	5,587	519
UNIT 15		
Warehouse	4,112	382
GF & FF Offices	1,270	118
Total	5,382	500
Total approx. GIA	**10,969**	**1,019**



SPECIFICATION

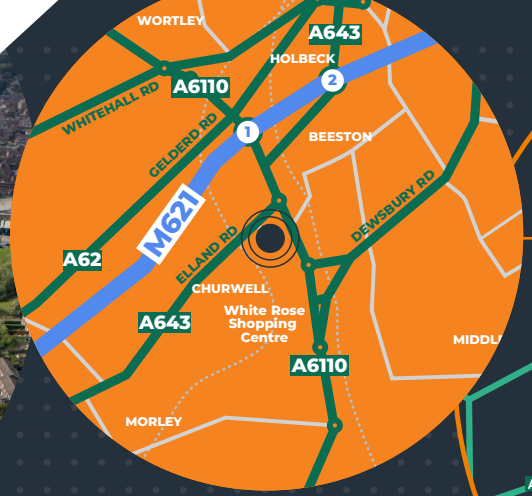
- DEDICATED YARD AND PARKING (INC. EV CHARGING)
- EAVES HEIGHT OF 6 METRES
- 1 GROUND LEVEL ELECTRICALLY OPERATED LOADING DOORS
- FULL HEIGHT 2 STOREY OFFICE ACCOMMODATION
- LED LIGHTING THROUGHOUT
- AMENITIES WITHIN CLOSE PROXIMITY INCLUDING WHITE ROSE SHOPPING CENTRE & JUNCTION 1 RETAIL PARK
- QUICK ACCESS TO M621 J1, M62 J28 AND A6110 LEEDS RING ROAD

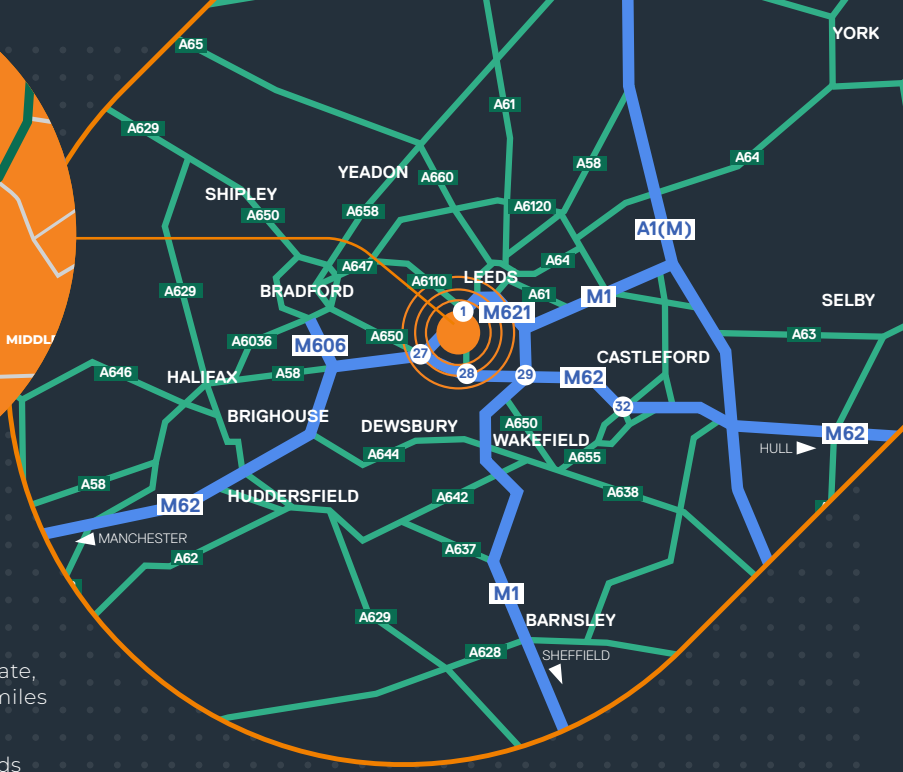


UNITS 14 15

MILLSHAW LEEDS







LOCATION

The units are on Millshaw Park Industrial Estate, 0.5 miles from Junction 1 of the M621 and 2 miles from Leeds City Centre.

Access is via Elland Road (A643) and the Leeds Outer Ring Road (A6110).

Rateable Value
TBC

Anti-Money-Laundering
Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

Legal Costs
Each party is to be responsible for their own legal costs incurred as part of any transaction.

VAT
If applicable to the rent, VAT will be charged at the prevailing rate.

Services
We understand that mains water, electricity & drainage supplies are available and connected to the property.

Energy Performance Certificate
TBC

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