GV &Co™ PROPERTY CONSULTANTS

AVISON YOUNG

TO LET - Recently Refurbished

Detached Warehouse / Industrial Premises

41,562 sq ft (3,861 sq m)



- **Superb access to Leeds City Centre & the M621 Motorway**
- **Eaves height of 7 metres**
- **Large secure rear yard and loading area**
- **Loading via 6 ground level doors**
- **Fully secure site with gated + barrier entry system**
- **Separate and generous car parking**

55 Lowfields Road

Leeds, LS12 6BS

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DESCRIPTION

The property provides a detached warehouse / industrial premises which benefits from the following specification;

- Recently refurbished
- Eaves height of 7 metres
- Large secure rear yard and loading area
- Loading via 6 ground level doors
- Fully secure site with gated + barrier entry system
- Separate and generous car parking to the front with 40 demised spaces
- High bay LED warehouse lighting
- Two storey ancillary office / welfare / trade counter accommodation

ACCOMMODATION

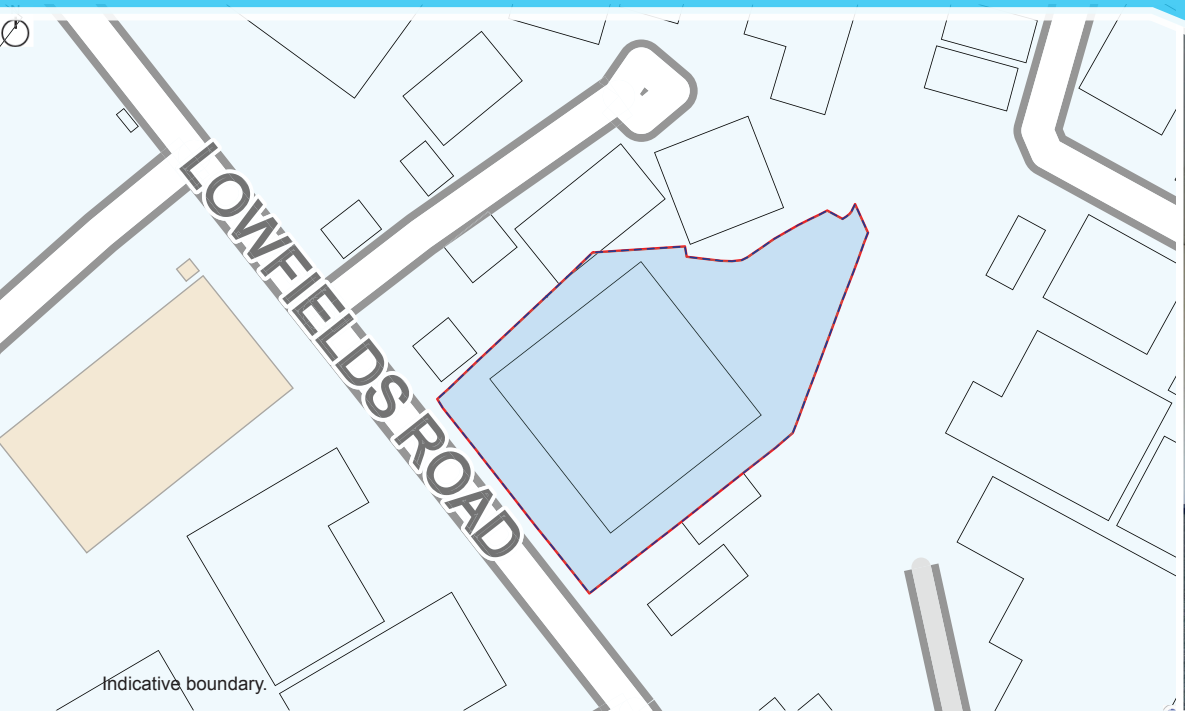
We have measured the property to provide the following approximate gross internal areas;

Accommodation	Sq m	Sq ft
Warehouse	3,551.30	38,226
Ground Floor Offices / Showroom	154.90	1,668
First Floor Offices	154.90	1,668
Total	**3,861.10**	**41,562**



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BUSINESS RATES

We understand the Rateable Value for the property is £234,000 meaning the Rates Payable will be £112,320 per annum.

All interested parties should make their own enquiries via the Leeds City Council Valuation Office on 0113 376 0359.

EPC

A copy of the EPC certificate and report are available on request.

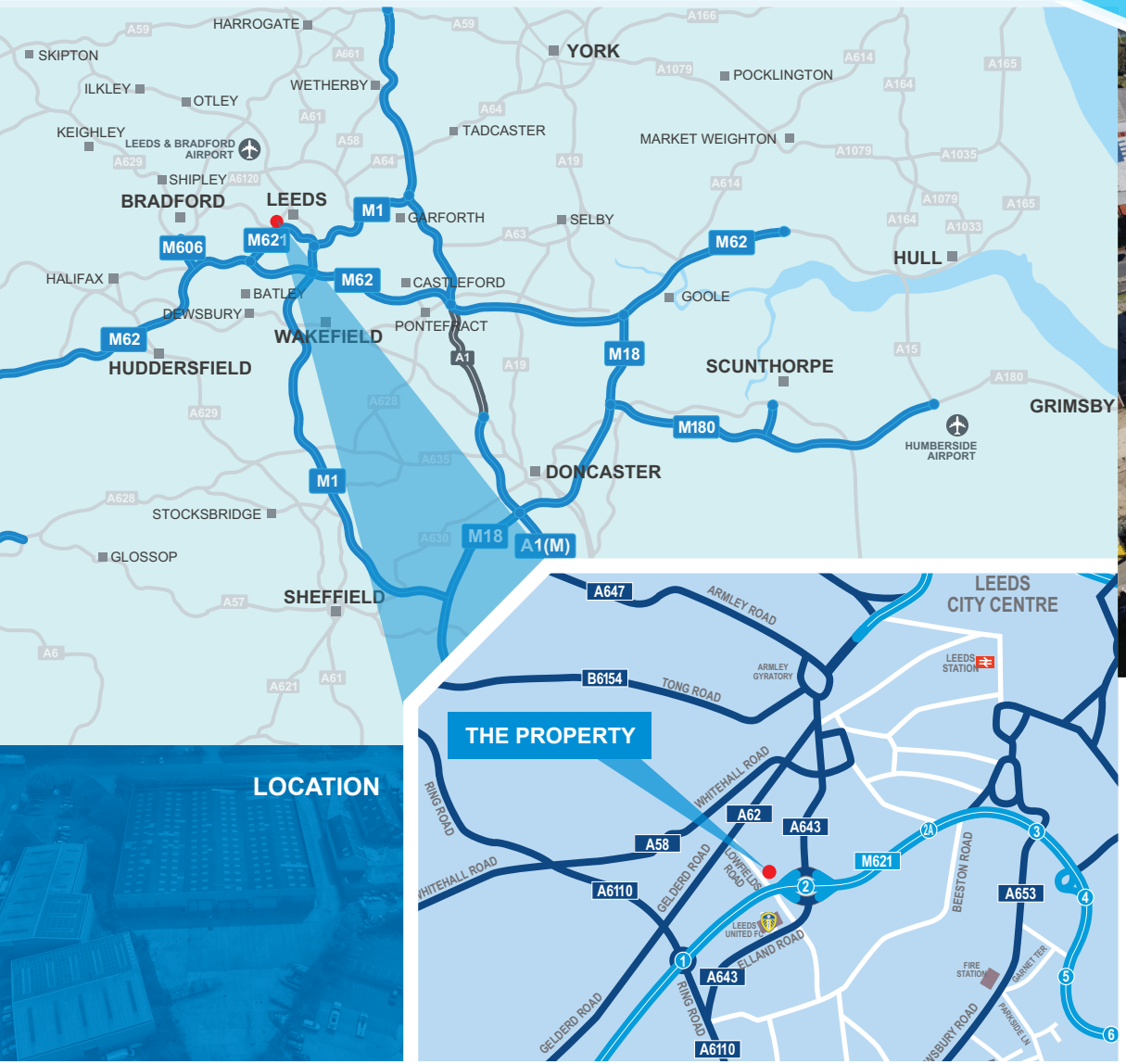
TERMS

The property is available by way of a new FRI lease, on terms to be agreed.
Rent on application.

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CONTACT DETAILS

For further information or to arrange a site inspection contact the agents:

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We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. October 2026.