Olympia

TRADING ESTATE

LS12 6AL /// CARD.STAMP.SCALE

UNIT 4B





TO LET

Modern Trade Counter/ Industrial Unit

NEWLY REFURBISHED

5,339 SQ FT 496 SQ M

- PARKING AVAILABLE
- ANCILLARY OFFICE
- 1 MILE FROM J1 M621
- CLOSE TO CITY CENTRE

DESCRIPTION



Unit 4B comprises a modern trade counter/industrial warehouse unit constructed of a standard steel portal frame, with an eaves height of approximately 6.2 metres. The unit benefits from integrated ground floor welfare facilities, with loading access provided via a single roller shutter door.

Externally, the property features a tarmacadam drive/yard together with generous car parking to the front and additional spaces positioned next to Unit 4A.

- **STANDARD STEEL PORTAL FRAME CONSTRUCTION**
- **SINGLE ROLLER SHUTTER DOOR**
- **6.2 METRES EAVES HEIGHT**
- **SHARED YARD**
- **GROUND FLOOR WELFARE FACILITIES**

For more info scan:

LOCATION

Olympia Trading Estate is situated off the busy A62 Gelderd Road which is an established trade counter area of South Leeds, benefitting from excellent access to Leeds City Centre, the A6110 Ring Road and the M621 via Junction 1.





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EPC

This property has a Energy Performance Certificate of E116.

BUSINESS RATES

The rateable value of this unit £37,000.

TERMS

The unit is available by way of Full Repairing and Insuring lease. Information on terms and quoting rents are available on application.

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