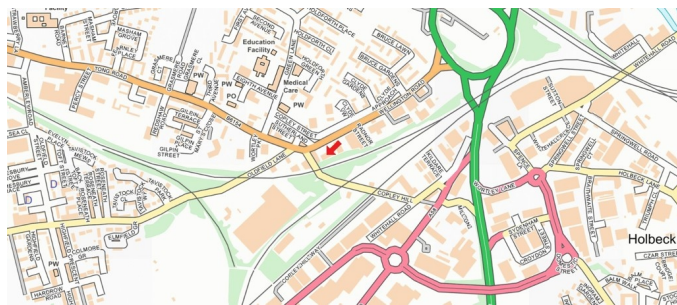




Industrial / Trade Counter Unit 2,086 Sq Ft (193.79 Sq M)

- Prominent main road location
- 5.48 metre eaves height
- Yard and car parking
- 3-phase supply
- LED lighting



Location

The property is located fronting Wellington Road, approximately ½ mile south of Leeds City Centre. The M1/M62 intersection is approximately 4 miles to the south of this location and the M621 motorway provides direct links between the City Centre and the wider motorway network.

Wellington Road itself (B6154) is a major arterial road providing access from Leeds City Centre to the south of the city.

Description

The property comprises a modern terrace of four industrial units within which Unit 3 is available.

The units are constructed of steel portal frame and have an approximate eaves height of 5.48m (18ft). There is a large yard to the front of the units providing car parking/loading.

Internally the unit has a substantial mezzanine and benefits from ceiling LED lighting, 3 phase electricity, manual roller shutter and ground floor WC facilities.

Accommodation

Area	Sq. m	Sq. ft
Ground Floor	109.7	1,180
Mezzanine	84.2	906
Total	193.8	2,086

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob
07809 526 118
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