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PROPERTY CONSULTANTS

# TO LET

34 Low Hall Road
Leeds
West Yorkshire
LS18 4EF



## Modern Semi-Detached Warehouse / Industrial Unit
## 7,467 Sq Ft (693.68 Sq M)

- Rare North-West Leeds location
- Full height roller shutter door
- Generous parking and loading area







## Location

The unit is situated just off Low Hall Road and 5 miles west of Leeds City Centre.

The premises is accessed off the accessible A6120, which leads directly onto the prominent Bradford Road (A647).

## Description

The property comprises of the following specifications:

- Roller shutter door
- Generous parking and loading area
- Good access to Leeds City Centre and Bradford City Centre

## Accommodation

| **Accommodation** | **Sq. m** | **Sq. ft** |
|---|---|---|
| Warehouse | 594.85 | 6,403 |
| Ground floor offices | 64.34 | 693 |
| First floor offices | 34.6 | 372 |
| **Total** | **693.8** | **7,468** |

## 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;

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