Intercity Court

Intercity Way, Leeds

INDUSTRIAL/ TRADE UNIT

3,508 sq ft (328 sq m)

TO LET UNIT 3



- AVAILABLE IMMEDIATELY
- NEIGHBOURING TRADE OCCUPIERS
- LARGE SECURE YARD WITH DEMISED PARKING
- 6.7 M EAVES HEIGHT

LS13 4HN

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LOCATION

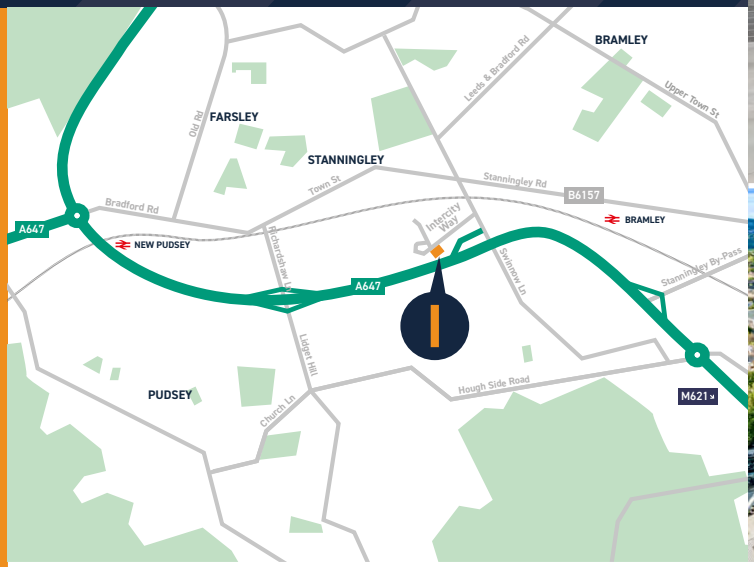
The property is strategically positioned under 1 mile from both the Stanningley Road (B6157) and the Leeds Outer Ring Road (A647), 4.5 miles to the west of Leeds City Centre and approximately 5.5 miles to the east of Bradford City Centre.

The property itself is accessed off Intercity Way, which leads directly onto Stanningley Road (B6157) via Swinnow Lane.

Notable occupiers in the immediate vicinity include Euro Car Parts, Quay Plastics, Bestway and Britvic.

DESCRIPTION

Intercity Court is a terrace of modern self-contained industrial units constructed in 2007. The units are of steel portal frame construction with brick/block work elevations surmounted by profile steel cladding beneath profile steel pitched roofs with integrated roof lights. Each unit has a single electric roller shutter door and includes WC facilities and office areas at ground floor level. The units have an eaves height of 6.7 m (22 ft). All mains services are connected to the property. The property is currently undergoing a full refurbishment which will include the installation of LED lighting.





Unit 2 internal



3,508 FT (326 SQ M)

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

Unit 3 has an energy performance rating of D93, expected 'B' rating post refurbishment.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

RATEABLE VALUE

The Rateable Value is £28,500.

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