Adair Paxton
Property Specialists
EST 1859

QUALITY LIGHT INDUSTRIAL UNIT

2,079 SQ FT (193 SQ M)

- Recent Refurbishment
- Ground Floor (1,500 sqft)
- Mezzanine (Approx: 579 sqft)
- Ground level loading door
- Ancillary office accommodation
- On site car parking.

commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

Unit 3, Commercial Way
Pudsey, Leeds
LS28 9DD

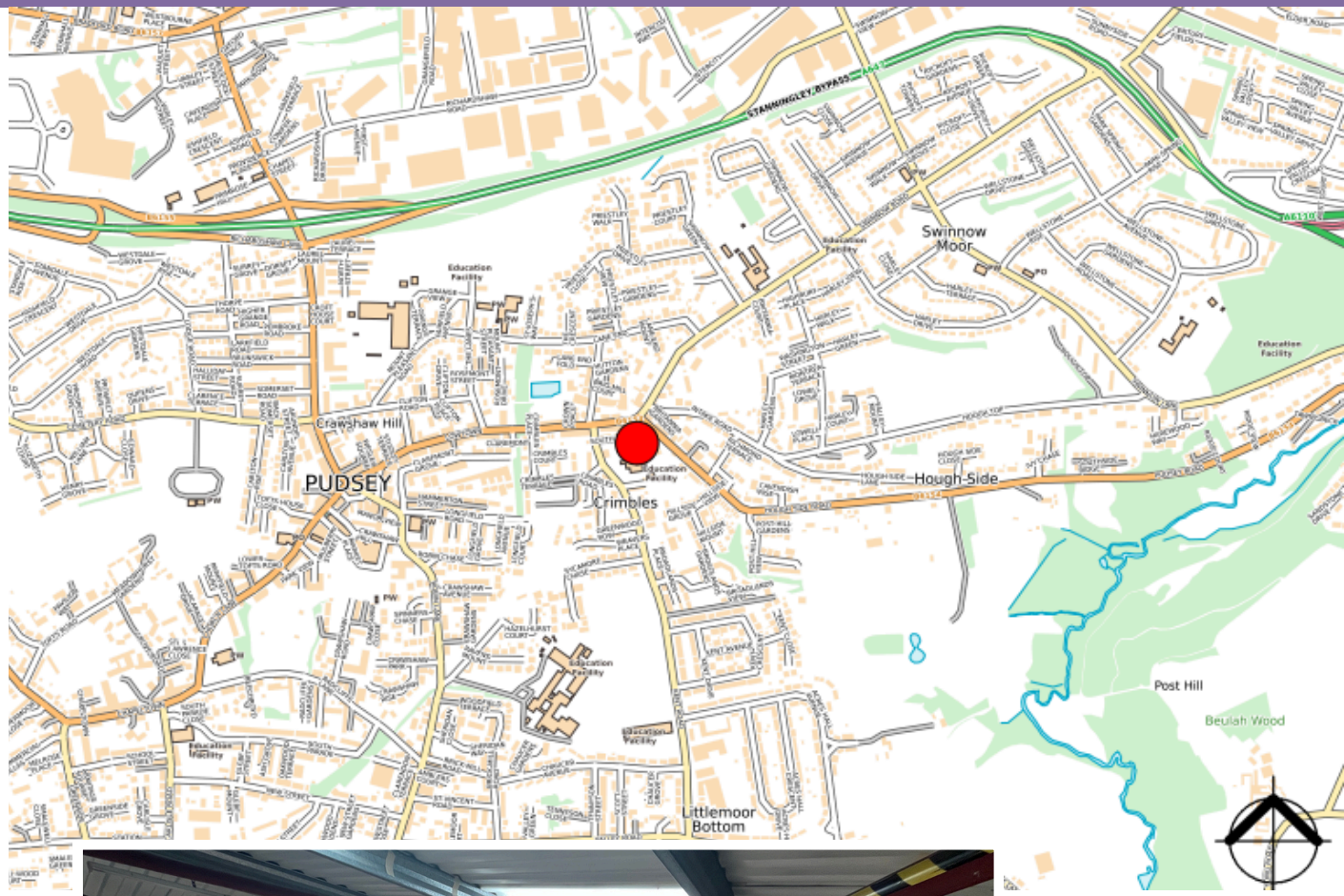
£17,250 + VAT per annum

LOCATION

The property is situated on the southwestern side of Hough Side Road in Pudsey, approximately 5 miles west of Leeds city centre, within an established mixed commercial and residential area.

The property is approximately 1 mile from the A6110 (Pudsey Ring Road), providing convenient access to both Leeds and Bradford, together with the M621, M1 and M62 motorway networks.

New Pudsey Railway Station is also readily accessible, providing regular services to Leeds and Bradford, while nearby Swinnow Road benefits from frequent bus services towards Pudsey, Leeds and the surrounding areas.



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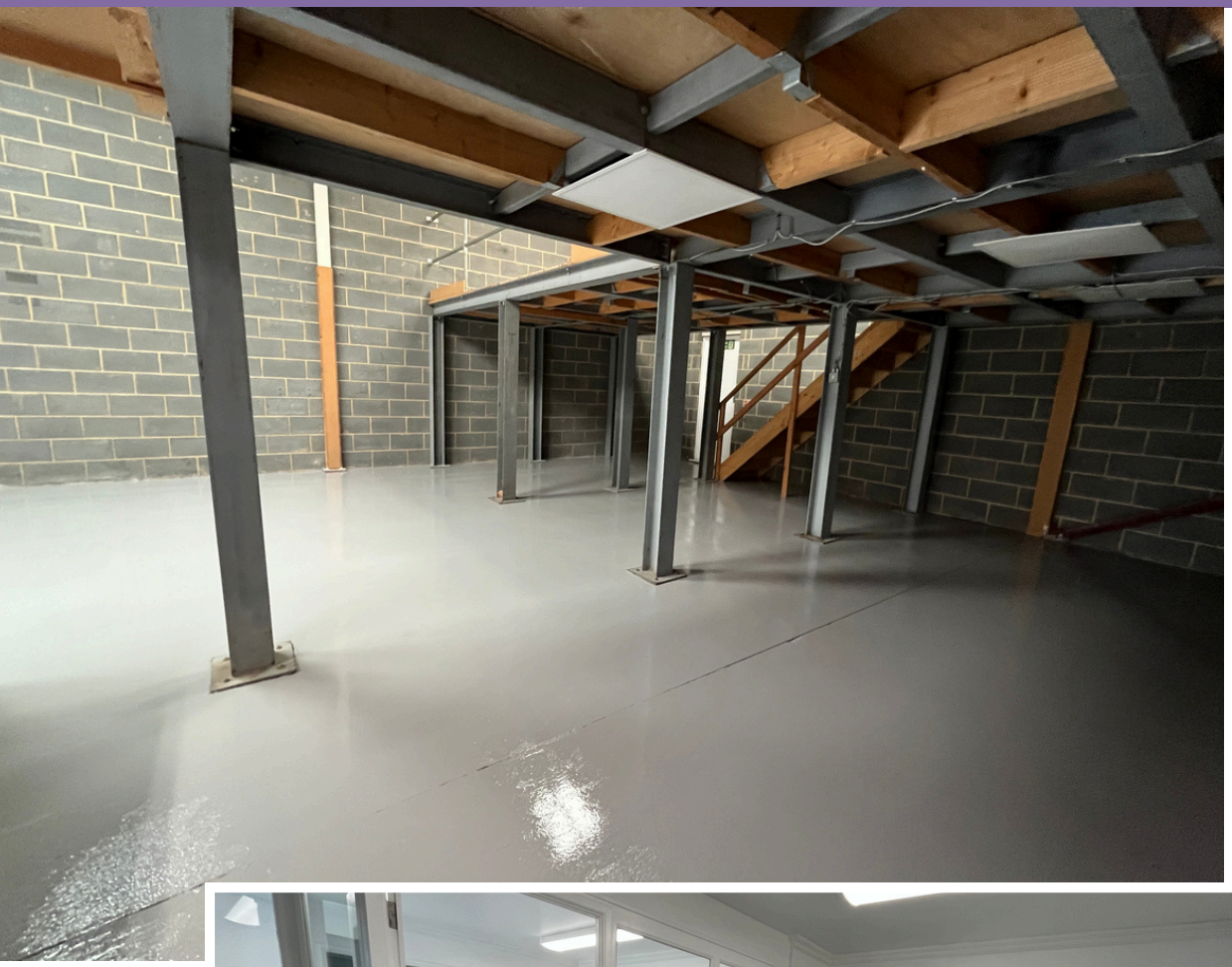

DESCRIPTION

The property comprises a modern terrace light industrial/workshop unit of steel portal frame construction, faced with brickwork and profile metal sheeting.

Internally, the unit provides a workshop/storage space with concrete flooring, blockwork walls and a mix of LED and strip lighting, together with ancillary office accommodation.

The mezzanine is accessed internally and provides additional storage space across a substantial proportion of the unit.

Externally, the property benefits from ground level loading door, separate personnel entrance, loading space immediately to the front and on site car parking.

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EPC

The property currently benefits from an EPC rating of C-93.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £17,250 + VAT per annum.

VAT

VAT is appliacable.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance of the common parts of the estate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

We have made enquiries with the VOA website and can confirm that the rateable value is £14,000.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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