

To Let

Modern terraced unit comprising 8,906 sq ft of ground floor space.

- 24 Hour Access
- 3 Phase Power
- Car Parking
- Electric Roller Shutter Door
- Kitchen Facilities
- LED Lighting

Unit 9

Orbital Industry Park, Hudswell Road, Leeds, LS10 1AG

8,906 sq ft

827.39 sq m

Reference: #301966

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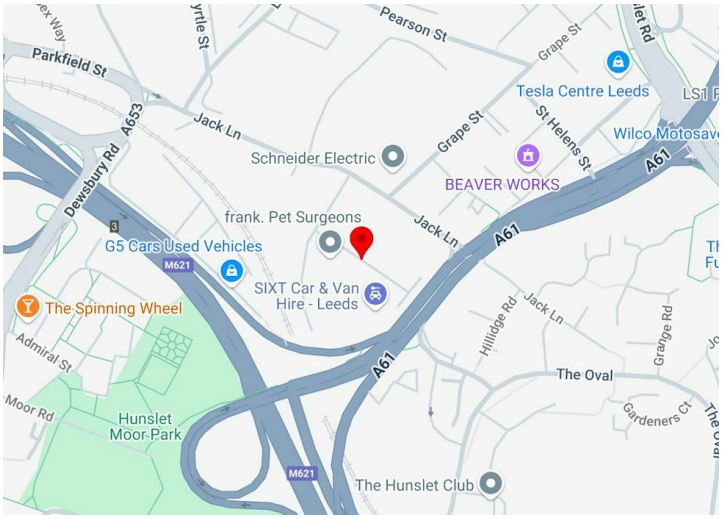

Summary

Available Size	8,906 sq ft / 827.39 sq m
EPC	B (30)

Description

Unit 9 is a modern terraced unit comprising 8,906 sq ft of ground floor space with 6m eaves. The unit benefits from WC facilities, kitchenette and an electric roller shutter door. It is a bright and airy unit, thanks to the extensive glazing to the front elevations and rooflights. Externally there are 5 demarcated parking spaces to the front of the unit, with room for additional cars if required.

The unit has an EPC rating of B and is currently undergoing refurbishment to provide new energy-efficient LED lighting and general redecoration. In addition, there is an opportunity for additional office space to be constructed inside the unit to suit the occupier. Please contact us for more details and to discuss your requirements.

Location

Orbital Industry Park offers a popular industrial estate located inside the Leeds Inner Ring Road and provides a location for businesses looking to be close to Leeds City Centre and the national motorway network

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	8,906	827.39	Available
Total	**8,906**	**827.39**	

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