

TO BE
REFURBISHED



SAT NAV: LS10 1NT

- Fringe of city location with superb access to both the M621 and M1 Motorways
- Eaves height of 7 metres
- Secure yard area
- CCTV monitored estate

To Let
**INDUSTRIAL/
WAREHOUSE UNIT**
with self-contained yard area

6,004 sq ft (557.82 sq m)

30
**Airedale
Industrial
Estate**
LEEDS



DESCRIPTION

The property comprises a modern end terraced warehouse/industrial unit with the following specification:

- Eaves height of 7 metres
- Secure yard area
- High quality ancillary office accommodation
- Facilities include male & female WC's and kitchenette

ACCOMMODATION	SQ FT	SQ M
Warehouse	4,638	430.88
Ground Floor Offices	683	63.47
First Floor Offices	683	63.47
TOTAL	6,004	557.82

The unit has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

ENERGY PERFORMANCE CERTIFICATE

This unit has been assessed to have an EPC rating of C64.

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Further details and rent are available upon application.

LOCATION

The property is situated on the established Airedale Industrial Estate, which benefits from being strategically located approximately 1.5 miles from Leeds City Centre, just off Hunslet Road (A61) and the Hunslet Distributor. The property also benefits from being located within 1.5 miles from junctions 3 and 4 of the M621 Motorway.

The property itself is accessed directly off Kitson Road.

6,004 SQ FT



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