

TO LET - UNIT B

Can be combined with Unit C

TURNKEY

P A R K

Royds Lane - Leeds - LS12 6AD

Trade Counter/ Industrial Unit

4,936 sq ft (458.63 sq m)

(Combined with Unit C - 7,936 sq ft)



- Superb Access to M621 (J1) & A6110 Leeds Ring Road
- Highly Prominent onto Whitehall Road (A58)
- Established Trade Counter Location
- Large shared secure yard area

TO LET - UNIT B

Trade Counter/Industrial Unit

4,936 sq ft (458.63 sq m)

TURNKEY PARK

Royds Lane - Leeds - LS12 6AD

DESCRIPTION

The unit provides a modern and highly prominent trade counter / warehouse unit benefitting from the following specification;

- Large shared secure yard area
- Loading via a single electric ground level loading door
- High quality ancillary offices
- Generous parking provisions



ACCOMMODATION

This unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th Edition) and has the following gross internal floor areas.

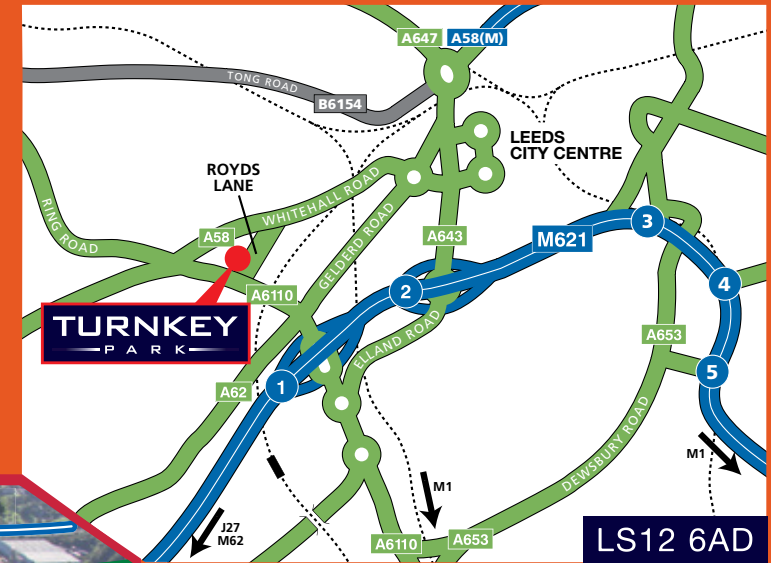
	sq ft	sq m
Warehouse	4,403	409.08
Ground Floor Offices	533	49.55
Total	4,936	458.63

LOCATION

The property is situated on the popular and established Turnkey Park, which benefits from being highly prominent onto Whitehall Road (A58). Turnkey Park itself is strategically located just off the Leeds Outer Ring Road (A6110), circa 1 mile from Junction 1 of the M621 Motorway and just under 2.5 miles south of Leeds City Centre.

Turnkey Park is accessed off Royds Lane which leads directly onto Whitehall Road (A58) to the north and the Leeds Outer Ring Road (A6110) to the south.

Existing trade counter / retail occupiers located either on Turnkey Park or in close proximity include Sally Hair Supplies, Burton Roofing Supplies, Litecraft, Topps Tiles and Makro.



BUSINESS RATES

Rateable Value - £25,500
 Rates Payable - £12,571.50
 UBR - 0.493



ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

TERMS

The unit is available by way of a fully repairing and insuring lease. Further information on terms and quoting rents are available on application.



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