



# UNITS 2&3

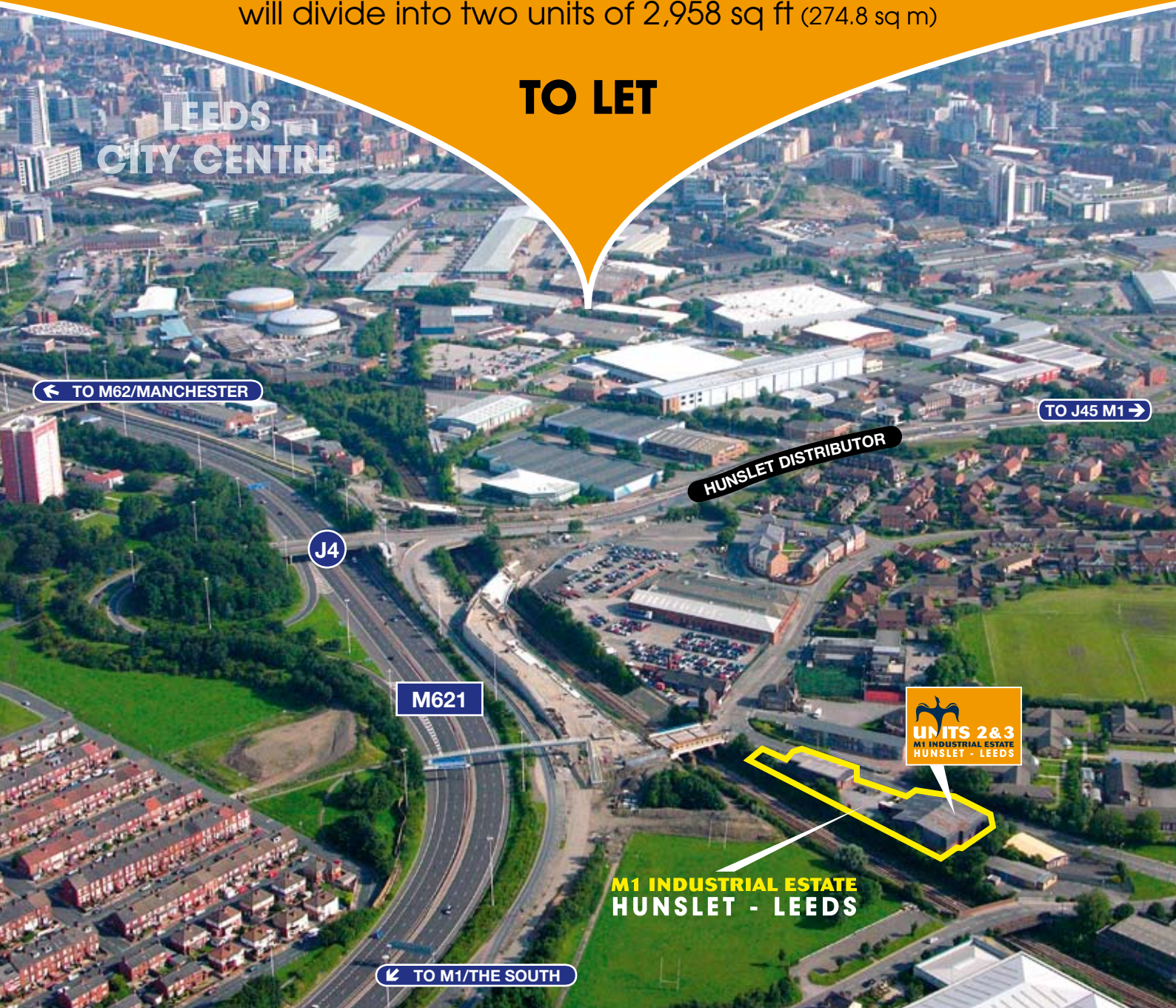
## M1 INDUSTRIAL ESTATE HUNSLET - LEEDS

### Industrial/Warehouse Units

5,916 sq ft (549.6 sq m)

will divide into two units of 2,958 sq ft (274.8 sq m)

**TO LET**



**J4 M621 - 0.25 miles • Leeds City Centre - 0.75 miles**





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## M1 INDUSTRIAL ESTATE

### HUNSLET - LEEDS

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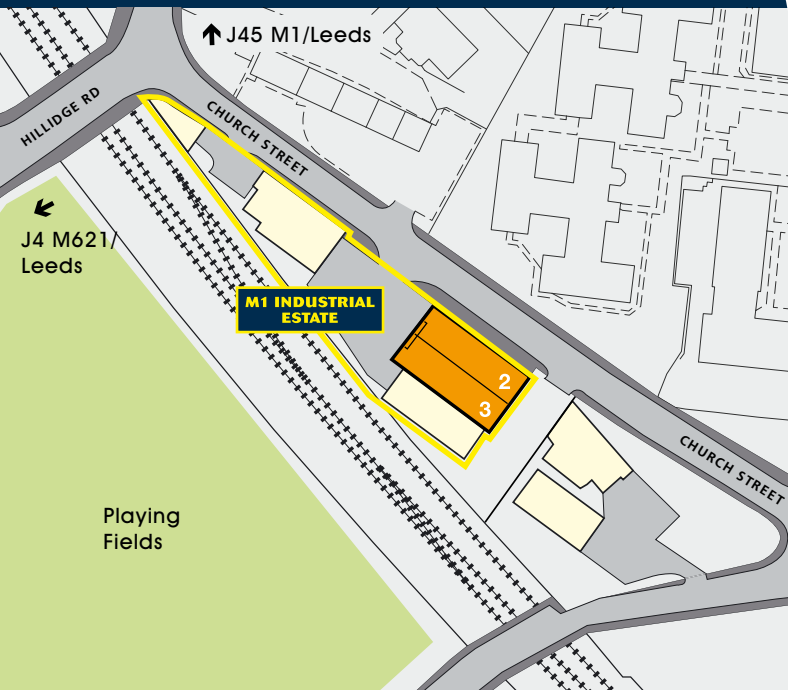
will divide into two units of 2,958 sq ft (274.8 sq m)

The units comprise a single storey terrace being of steel portal frame construction under a pitched insulated roof. There is fluorescent strip lighting in the offices and also a gas fired floor standing blower heater to the main works area.

**STEEL FRAME CONSTRUCTION • SINGLE STOREY OFFICE • KITCHEN AREA  
MEN'S & WOMEN'S WC • 6M EAVES HEIGHT • ROLLER SHUTTER DOOR  
DEDICATED ON-SITE CAR PARKING • SECURE YARD**

#### A STRATEGIC LOCATION

The property is located on the M1 Industrial Estate adjacent to Church Street in Hunslet, Leeds. Junction 4 of the M621 motorway is within 0.25 miles and Leeds City Centre lies approximately 0.75 miles to the North.



	MILES
J4 M621	0.25
J45 M1	10
Leeds	0.75
Sheffield	33
Manchester	43

**SAT NAV: LS10 2AS | J4 M621 0.25 miles**

**SERVICES** All mains services are available with heating provided by a gas fired hot air blower.

**TERMS** A full repairing and insuring lease is offered. The Landlord will insure the building and recover the equitable premium as additional rental. A service charge will be levied to cover the upkeep/maintenance of the common areas. Rental available upon request.

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