

# Warehouse / Workshop Unit

**Ashfield Close**  
WHITEHALL INDUSTRIAL ESTATE • LEEDS



To Let  
Units 7 and 8 (will divide)

4,755 sq ft  
(442 sq m)

J1 M621 - 1 MILE • LEEDS - 3 MILES

# Warehouse / Workshop Unit

**Ashfield Close**  
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The two units comprise part of a development of modern single storey industrial units constructed in two terraces. The units have concrete floors, brick and clad walls and a lined corrugated asbestos roof. Eaves height is approximately 4.3 m (14ft). The two terraces are arranged around a large shared tarmac yard area.



- CAR PARKING
- LOADING AREA
- HEATING & LIGHTING
- STEEL PORTAL FRAME
- STEEL LOADING DOOR
- 4 METRE (13ft) EAVES HEIGHT
- PALISADE PERIMETER FENCING

	SQ FT	SQ M
Unit 7	2,397	223
Unit 8	2,358	219
<b>Total</b>	<b>4,755</b>	<b>442</b>



The units are situated on the well established Whitehall Industrial Estate, approximately 4 miles south west of Leeds City Centre. The Leeds Outer Ring Road is within 1 mile of the premises and provides direct access to the M621 motorway at Junction 1.

**SAT NAV: LS12 5JB**

**RATING** The units have been described as warehouse and premises and have been assessed at 1st April 2005 to have the following joint hereditament rateable value:- £22,250

**TERMS** The premises are available by way of a new repairing & insuring lease(s) - rental upon application.

**VIEWING** By appointment with the retained agents or Towngate plc.

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