



- 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



## ACCOMMODATION

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

## 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

**6,004 SQ FT**  
(557.82 sq m)

## 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.

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



SAT NAV: LS10 1NT

**3C Airedale Industrial Estate**

## 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.

## ENERGY PERFORMANCE CERTIFICATE

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

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