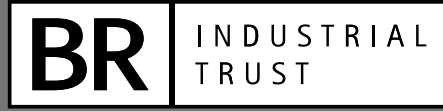


# Unit 10



PARKSIDE INDUSTRIAL ESTATE ■ GLOVER WAY ■ LEEDS ■ LS11 5JP

RECENTLY  
REFURBISHED



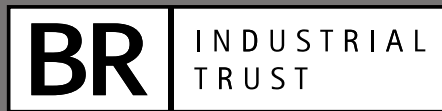
**To Let** Modern Warehouse / Industrial Unit  
**5,836 sq ft** (542.11 sq m)



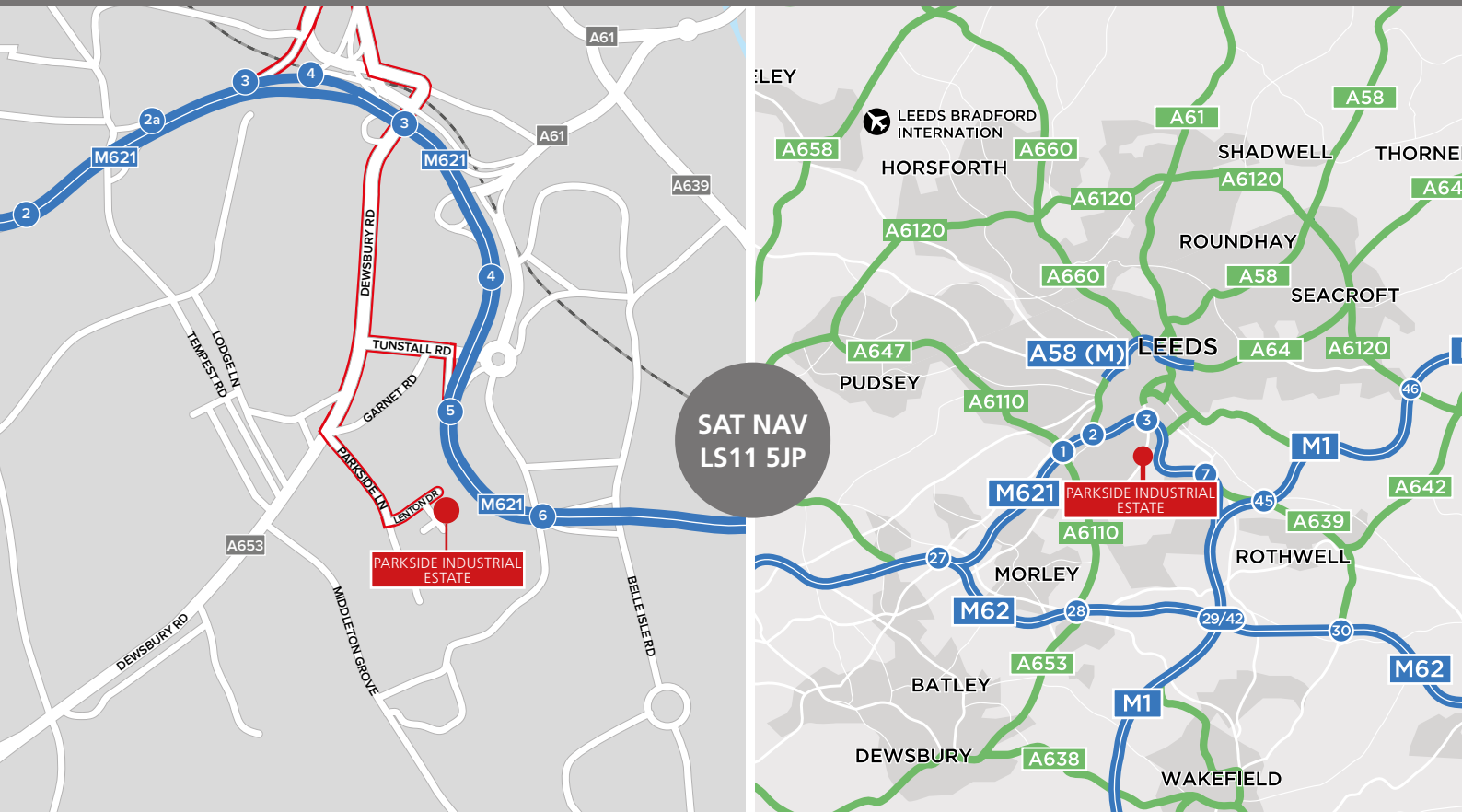
- Superb access to M621 and Leeds City Centre
- State of the art CCTV system
- Generous estate parking provisions
- Recently refurbished warehouse units
- High quality internal office accommodation
- Eaves height of 6.61m

# LEEDS

# Unit 10



PARKSIDE INDUSTRIAL ESTATE ■ GLOVER WAY ■ LEEDS ■ LS11 5JP



SAT NAV  
LS11 5JP

## LOCATION

The property is situated on the established Parkside Industrial Estate, which is strategically located just over 1/2 mile from Junction 5 of the M621 Motorway and under 2 miles to the south of Leeds City Centre. The property itself is accessed off Glover Way, which leads directly onto Dewsbury Road (A653), via Parkside Lane.

## DESCRIPTION

The premises comprise a modern semi detached industrial / warehouse unit with the following specification:

- Internal eaves height of 6.61 metres
- High quality integral office accommodation
- Loading via a single ground level loading door
- Potential to create a secure yard

## Services

The property has all main services connected including gas, three phase electricity, water and foul drainage.

## Rateable Value

The property has a rateable value of **£26,250** in the 2010 rating list.

## Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

**EPC:** F-132

**VAT:** VAT is payable on rents and charges.

## Accommodation

Description	sq m	sq ft
Warehouse	393.87	4,240
First Floor Office	74.12	798
Ground Floor Office	74.12	798
<b>Total</b>	<b>542.11</b>	<b>5,836</b>

## Viewings & Further Information:



richard.henley@gentvisick.com  
daniel.walker@gentvisick.com



daniel.mitchell@cushwake.com  
scott.morrison@cushwake.com