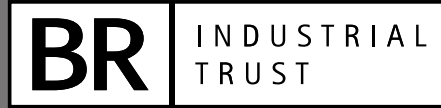


# Unit 6



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



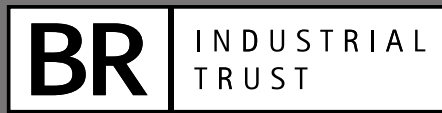
## To Let Modern Warehouse / Industrial Unit 5,342 sq ft (496.43 sq m)



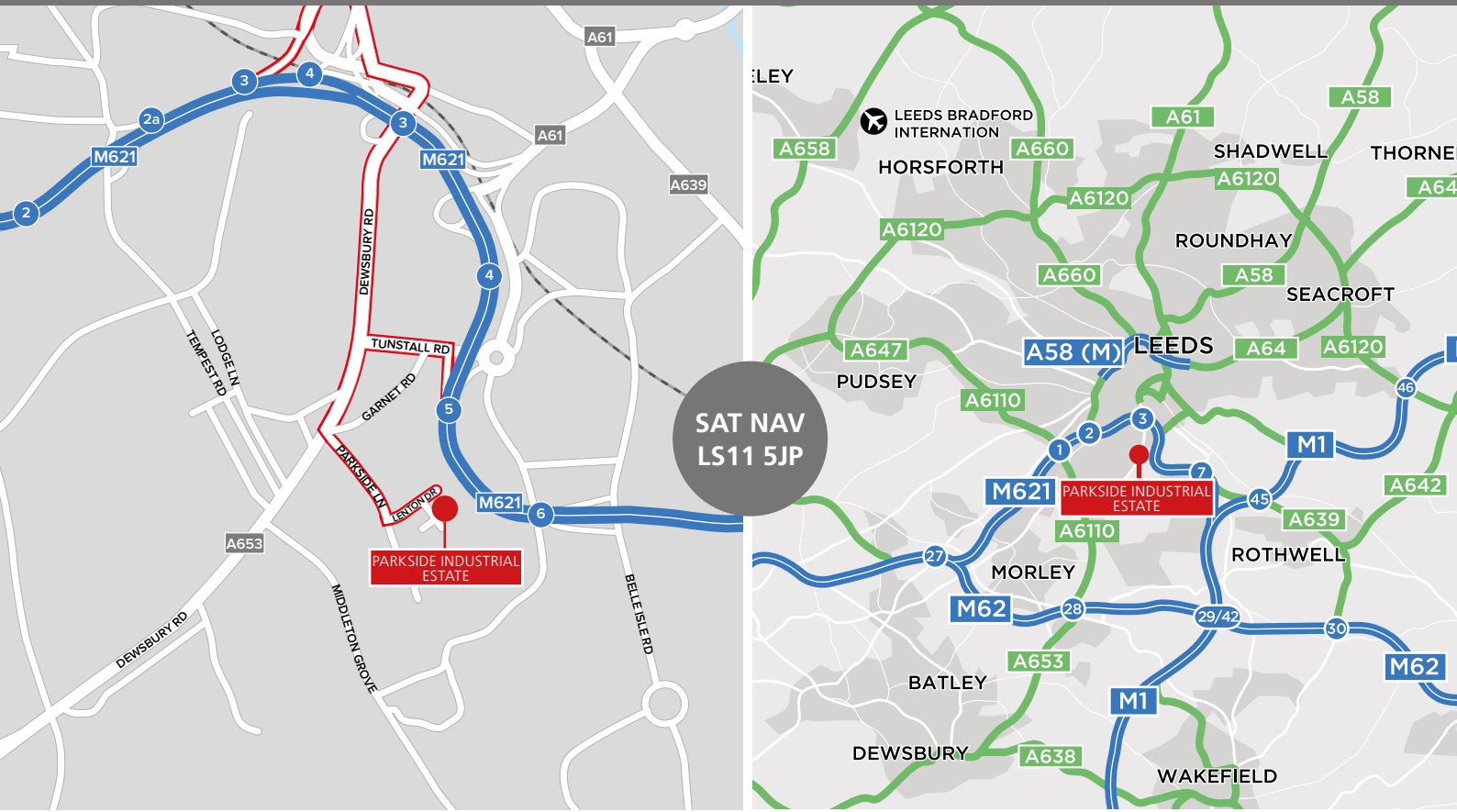
- Superb access to M621 and Leeds City Centre
- State of the art CCTV system
- Generous estate parking provisions
- Recently refurbished warehouse units
- High quality internal office accommodation
- Eaves height of 6.61m

# LEEDS

# Unit 6



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 mid terraced industrial / warehouse facility with the following specification:

- Internal eaves height of 6.61 metres
- High quality integral office accommodation
- Loading via a single ground level loading door
- Designated car parking / yard area

## Accommodation

Description	sq m	sq ft
Warehouse	388.57	4,182
Ground Floor Office	53.93	580
First Floor Office	53.93	580
<b>Total</b>	<b>496.43</b>	<b>5,342</b>

## 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 **£24,750** 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:** D-82

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

## Viewings & Further Information:



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