Unit 6



I N D U S T R I A L T R U S T

PARKSIDE INDUSTRIAL ESTATE SLOVER WAY LEEDS LS11 5JP



BR

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



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

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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
Total	496.43	5,342

Services

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

Rateable Value

INDUSTRIAL

TRUST

ANMOOT

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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