



TO LET

MODERN INDUSTRIAL UNIT

7,400 Sq Ft (687.46 Sq M)

- ◆ 3 phase electricity
- ◆ Shared yard to front and rear
- ◆ Electric roller shutter door to front
- ◆ Office and staff facilities
- ◆ Gas heater to warehouse



Unit 5, Lennox Road
Leeds, LS4 2BL

LOCATION

The units are situated within the Cardigan Industrial Estate approximately 1 mile to the west of Leeds City Centre and accessed from Kirkstall Road. Kirkstall Road gives immediate access into Leeds City Centre, the inner Ring Road and the local South Leeds motorway network.

DESCRIPTION

The Unit comprises a modern, single storey industrial/warehouse of steel portal frame with brick and clad elevations under a pitched insulated roof incorporating translucent roof lights.

- ◆ 3 phase electricity
- ◆ Shared yard to front and rear
- ◆ Electric roller shutter door to front
- ◆ Office and staff facilities
- ◆ Gas heater to warehouse

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) - GIA :

Warehouse - 5,450 sq ft

Ground & 1st Fl Office and facilities - 1,950 sq ft

Total - 7,400 sq ft

SERVICES

The property benefits from all mains services. Occupiers are advised to make their own enquiries.

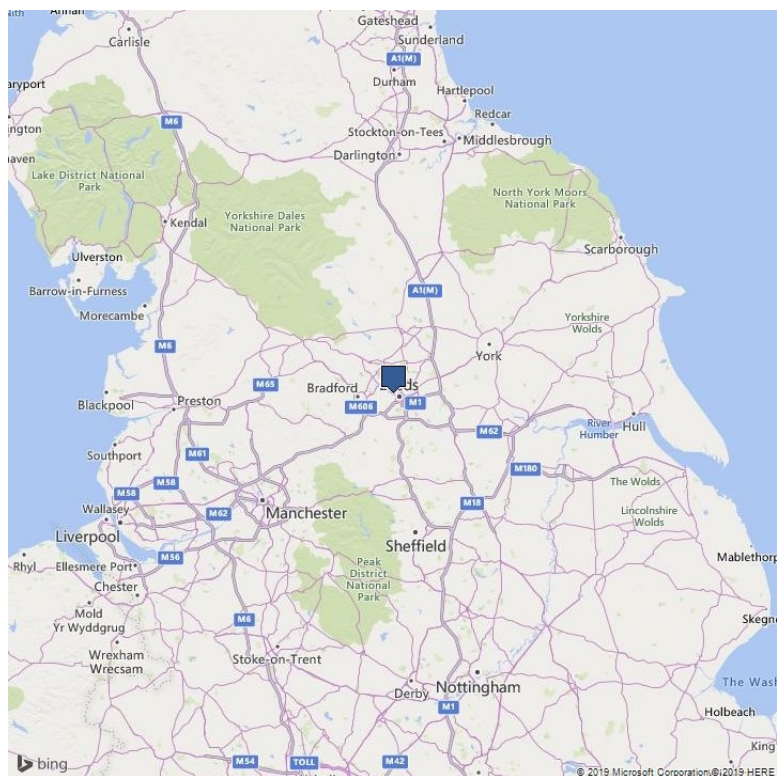
For viewing arrangements or to obtain further information please contact:

Hazel Cooper

hazelcooper@cartertowler.co.uk

Josh Holmes

joshholmes@cartertowler.co.uk



RATES

Warehouse and Premises:

Rateable Value: £28,000

Rates Payable (2019/2020): £13,468

TERMS

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

EPC

The property has been assessed as having an energy performance asset rating of 121 (Band E).

VAT

All figures are quoted exclusive of VAT.

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