



## Unit 7 Scala Court

Leathley Road, Leeds, LS10 1JD

### MODERN WAREHOUSE / TRADE COUNTER UNIT

**3,295 sq ft**  
(306.12 sq m)

- Established industrial / trade counter location
- 8 allocated parking spaces
- Close to city centre
- Shared yard with parking
- 7.74m minimum eaves
- Sectional loading door
- 3 phase electric



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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,295 sq ft                        |
| Rent           | £39,540 per annum                  |
| Rates Payable  | £13,847.25 per annum               |
| Rateable Value | £27,750                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (71)                             |

## Description

Unit 7 Scala Court is a modern end terrace warehouse / trade counter unit of steel portal frame construction. The property comprises of industrial/warehouse space including an office, staff canteen and welfare facilities.

Externally the unit benefits from a large shared yard with generous parking.

## Location

Scala Court is situated off Leathley Road, just a short distance from The A61 Hunslet Road which serves as an arterial route to Leeds City Centre.

The premises is in close proximity to Junction 3 and 4 of the M621 Motorway which provides direct access to the M62 and M1.

## Accommodation

The accommodation comprises the following areas:

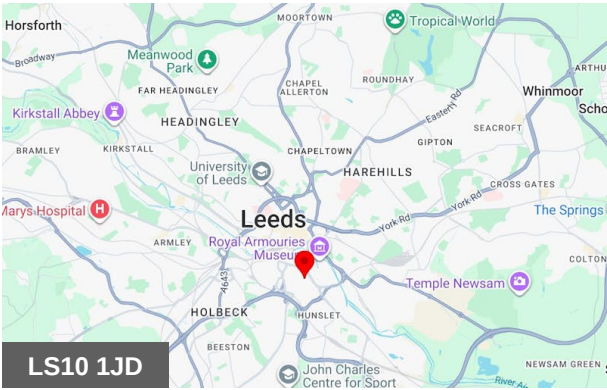
| Name               | sq ft | sq m   |
|--------------------|-------|--------|
| Ground - Warehouse | 2,726 | 253.25 |
| Ground - Offices   | 569   | 52.86  |
| Total              | 3,295 | 306.11 |

## Viewings

For further information or to arrange a viewing, please contact either of the Joint Agents.

## Terms

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



## Viewing & Further Information



**Josh Holmes**  
01132 451 447  
joshholmes@cartertowler.co.uk



**Hannah Brumpton**  
07534 126 236  
hannahbrumpton@cartertowler.co.uk



**Hazel Cooper**  
0113 245 1447  
hazelcooper@cartertowler.co.uk

**Max Vause (Knight Frank)**