



Unit 7 & 8 Butterley Street

Leeds, LS10 1AW

Industrial/Warehouse Unit with Secure Yard

6,472 to 17,744 sq ft
(601.27 to 1,648.47 sq m)

- Close to City Centre & M621
- Secure enclosed yard
- Established industrial location
- Off road parking



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Summary

Available Size	6,472 to 17,744 sq ft
Rent	£7.25 per sq ft
Rates Payable	£53,002.50 per annum
Rateable Value	£95,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property is a good quality, modern industrial unit of steel portal framed construction with brick and metal clad elevations under a new insulated pitched profile clad roof which incorporates translucent roof panels. The property benefits from ground floor offices and staff accommodation. Externally there is a secure yard and parking area.

Location

The property is located fronting Butterley Street, just off Hunslet Road, close to Crown Point Retail Park. Hunslet Road provides direct access to Leeds City Centre, approximately 1 mile to the west and within close proximity to J3 of M62/M1 Interchange which gives immediate connections to the national M62 and M1/A1M motorway network.

Accommodation

The accommodation comprises the following areas:

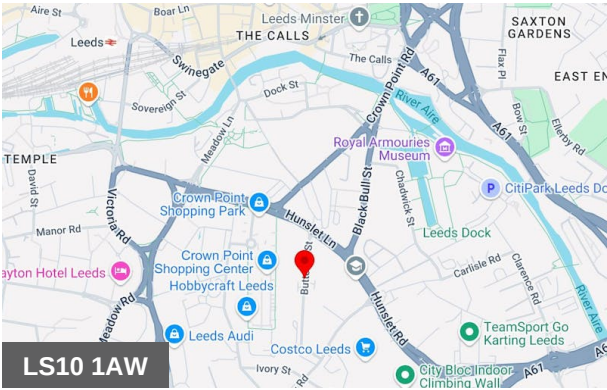
Name	sq ft	sq m
Unit - 7 Warehouse	5,196	482.72
Unit - 7 Office & Welfare	1,276	118.54
Unit - 8 Warehouse	10,177	945.47
Unit - 8 Office & Welfare	1,095	101.73
Total	17,744	1,648.46

Viewings

For further information or to arrange a viewing please contact the sole letting 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

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