



Unit 3

Holbeck Lane Industrial Estate, Leeds, LS11 9UN

BRAND NEW LIGHT INDUSTRIAL / WAREHOUSE UNITS

1,450 sq ft
(134.71 sq m)

- Final 2 units remaining...!
- Unrivalled access to Leeds City Centre
- Prominently located
- High quality specification
- Dedicated parking



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Summary

Available Size	1,450 sq ft
Rent	£21,750 per annum
VAT	Applicable. All prices quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal costs incurred in this transaction
EPC Rating	B (41)

Description

The scheme comprises a terrace of four brand new light industrial / warehouse units with fully fitted offices and facilities. The units will be of steel portal frame construction with double skin insulated cladding and brick elevations which sit under an insulated pitched roof. To each unit, access is by an electrically operated sectional overhead loading door. High quality ground and first floor office accommodation incorporates LED lighting, modern WC and kitchen facilities.

Location

Holbeck Lane Industrial Estate is located on Holbeck Lane, less than 1 mile south west of Leeds City Centre. The estate offers unrivalled access to the City Centre and has excellent connectivity to the wider road network with access to the M621, Junctions 2 & 3 within 1 mile.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	1,725	160.26	Let
Unit - 2	1,725	160.26	Let
Unit - 3	1,450	134.71	Available
Unit - 4	1,450	134.71	Let

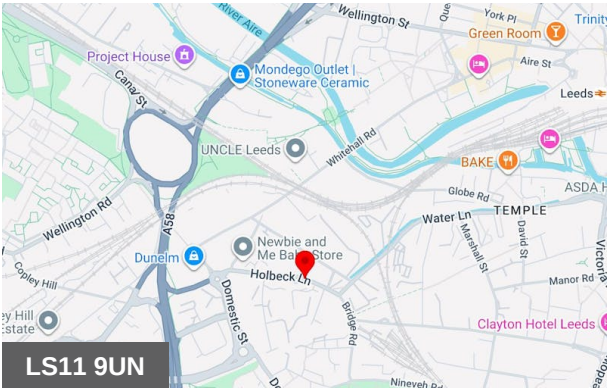
Specification

- High quality specification
- Fully fitted offices
- 6m eaves
- Electric ground level loading doors
- WC & kitchenette facilities
- 3 phase power

Terms

The units will be available on a new full repairing and insuring basis for a number of years to be agreed.

For further information or to arrange a viewing, please contact Carter Towler or DHP.



Viewing & Further Information



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