



## Unit 5 Station Way

Leeds, LS12 3HQ

### **LIGHT INDUSTRIAL/ WAREHOUSE UNIT TO LET**

**1,470 sq ft**  
(136.57 sq m)

- Secure Yard
- Fringe City Centre
- Roller Shutter Door Access
- Eaves of max 5.5m



# Unit 5 Station Way, Leeds, LS12 3HQ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,470 sq ft                        |
| Rent           | Rent on application                |
| Business Rates | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (82)                             |

## Location

The unit forms part of a light industrial/trading estate located on Station Way, approximately 2 miles west of Leeds city centre. Access to the estate is via Wortley Road, which connects Town Street with Whingate/Upper Wortley Road.

## Description

The unit comprises mid-terrace light industrial single storey building of steel frame construction, with brick work and insulated metal profile sheeting beneath an insulated metal profile sheet roof. The unit benefits from the following specification:

- 1 x WC
- 1 x small kitchenette
- 3 phase electricity
- LED lighting
- Single electric ground level loading door
- Dedicated loading/ unloading area
- Car parking

## Accommodation

The accommodation comprises the following areas:

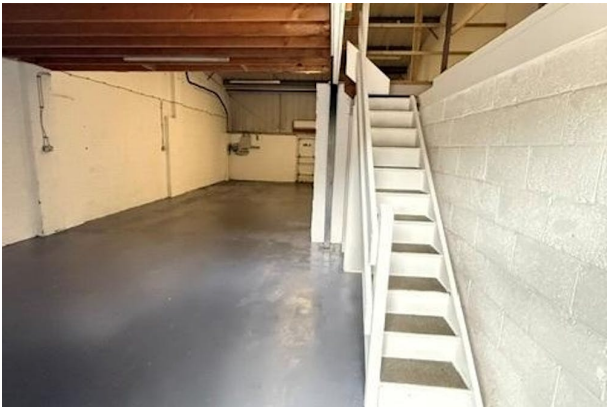
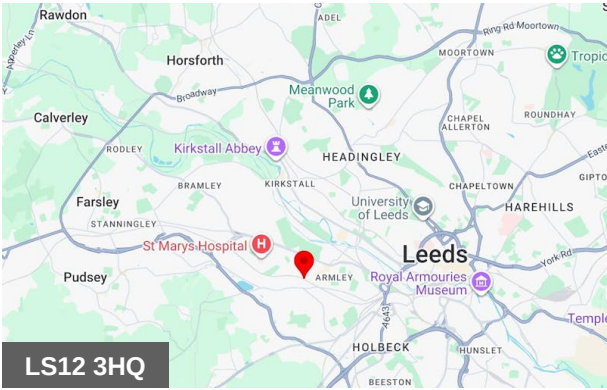
| Name             | sq ft | sq m   | Availability |
|------------------|-------|--------|--------------|
| Unit - Warehouse | 1,084 | 100.71 | Available    |
| Mezzanine        | 386   | 35.86  | Available    |
| Total            | 1,470 | 136.57 |              |

## Terms

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

## Viewings

Viewings are available, strictly by appointment only.



## Viewing & Further Information



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