



Unit 4

Epsom Court, Bruntcliffe Avenue, Leeds, LS27 0LL

Modern High Quality Warehouse / Light Industrial / Trade Counter Unit

8,380 sq ft
(778.53 sq m)

- Excellent well known established location, situated minutes from J27 M62 / M621.
- Highly secure



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Summary

Available Size	8,380 sq ft
Rent	£9.50 per sq ft
Rates Payable	£35,520 per annum
Rateable Value	£64,000
VAT	All quotes are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal costs incurred in this transaction
EPC Rating	C

Description

High quality modern single storey end of terrace warehouse/light industrial unit incorporating excellent quality ground and first floor offices.

The unit is of steel portal frame construction and the specification includes the following features:-

- Attractive feature brickwork and profiled cladding to the elevations.
- 18 ft (6m) eaves height.
- Heating, lighting, and carpeting to the offices.
- Comfort cooling to the offices.
- High bay LED lighting to the warehouse.
- Extensive secure concrete service yard together with good quality car parking.
- High quality welfare facilities and kitchenette.
- Full size electrically operated insulated sectional panel loading door.

Location

Epsom Court is situated on Bruntcliffe Avenue on the popular & well-established Leeds 27 Industrial Estate, within ½ mile of J27 M62, which is also the intersection with the M621 which provides direct access into Leeds City Centre, which is 5 miles to the north east.

Epsom Court is ideally located to serve Leeds and West Yorkshire.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	6,636	616.50	Available
Ground - Offices	872	81.01	Available
1st - Offices	872	81.01	Available
Total	8,380	778.52	

Services

We understand that all mains services are connected, including 3 phase electricity, mains gas, mains water and mains drainage.

Terms

Available to let on a new lease on terms to be agreed – please contact the joint sole letting agents.



Viewing & Further Information



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