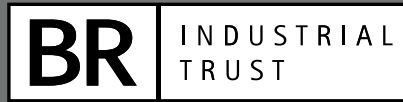


# unit 6

PARKSIDE INDUSTRIAL ESTATE ■ LEEDS ■ LS11 5JP



## Modern Warehouse/Industrial Unit 5,342 sq ft (496.43 sq m) **TO LET**

- Superb access to M621 and Leeds City Centre
- State of the art CCTV system
- Generous estate parking provisions
- Recently refurbished warehouse units
- High quality internal office accommodation
- Eaves height of 6.61m

# LEEDS



## LOCATION

The property is situated on the established Parkside Industrial Estate, which is strategically located just over 1/2 mile from Junction 5 of the M621 Motorway and under 2 miles to the south of Leeds City Centre.

The property itself is accessed off Glover Way, which leads directly onto Dewsbury Road (A653), via Parkside Lane.

## DESCRIPTION

The premises comprise a modern mid terraced industrial / warehouse facility with the following specification:

- Internal eaves height of 6.61 metres
- High quality integral office accommodation
- Loading via a single ground level loading door
- Designated car parking / yard area

## SERVICES

The property has all main services connected including gas, three phase electricity, water and foul drainage.

## RATEABLE VALUE

The property has a rateable value of **£24,750** in the 2010 rating list.

## TERMS

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

## EPC

D-82

## VAT

VAT is payable on rents and charges.

## ACCOMMODATION

Description	sq m	sq ft
Warehouse	388.57	4,182
Ground floor office	53.93	580
First floor office	53.93	580
Total	496.43	5,342

## FURTHER INFORMATION



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