

# TO LET

## UNIT C

Confederation Park, Lowfields Road, Leeds, LS12 6HH



Good sized secure yard | 2 electric ground level loading doors | High quality ancillary offices



Newly Refurbished Unit

**11,354 sq ft (1,054.78 sq m)**



# CONFEDERATION PARK

**Unit C** is located within Confederation Park on Lowfields Road just off Gelderd Road (A62). The estate provides excellent access to motorway networks, situated adjacent to Junction 2, M621, and in turn providing direct access on to the M62 and M1. Leeds City Centre is approximately 1 mile to the north east.

### Description

The unit has recently been fully refurbished to a high standard and benefits from the following:

- > Good sized secure yard and loading area
- > 2 electric ground level loading doors
- > High quality ancillary offices

### Accommodation

Accommodation	sq m	sq ft
Warehouse	868.80	9,352
Ground Floor Offices	93.00	1,001
First Floor Offices	93.00	1,001
<b>Total</b>	<b>1,054.78</b>	<b>11,354</b>

### Terms

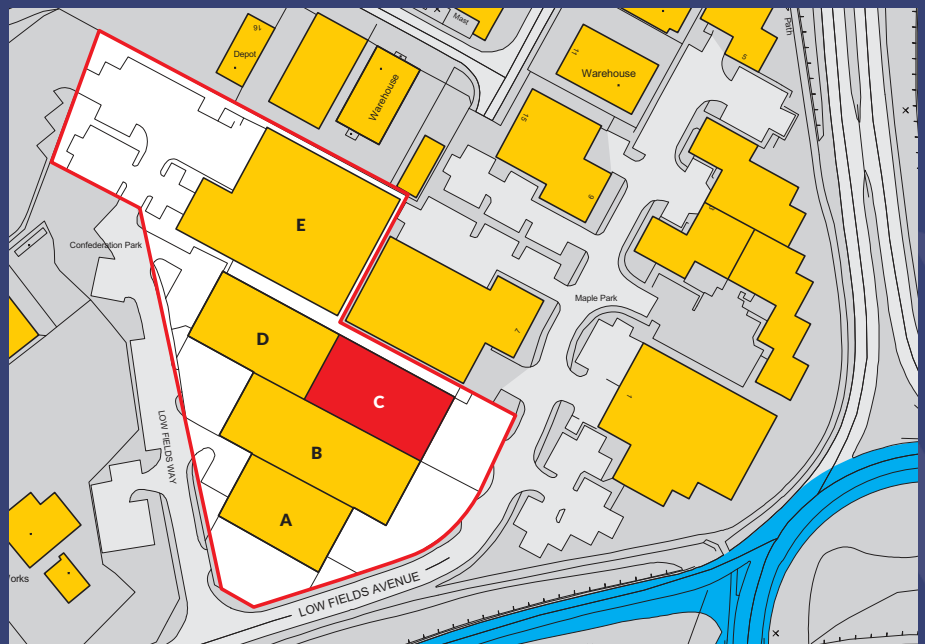
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Rent on application.

### Rates Payable

The property is listed in the 2010 rating list with a rateable value of £XXx. This does not constitute rates payable.

### EPC

Available upon request.



## Further Information

For further information or to arrange a viewing please contact

### MISREPRESENTATION ACT

These particulars do not constitute an offer or contract. They are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2016. [www.bowmans77.co.uk](http://www.bowmans77.co.uk)

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