


TO LET

Unit 5, Maple Park, Lowfields Avenue, Leeds, West Yorkshire,
LS12 6HH

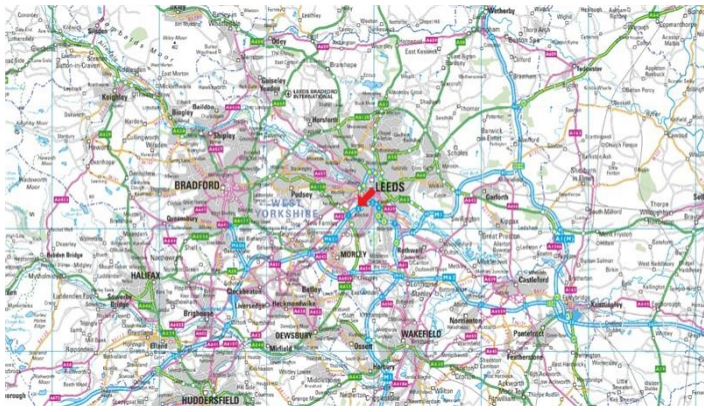
6,458 Sq Ft (599.95 Sq M)

- The site comprises of both industrial, warehousing & office accommodation
- Modern units with onsite security
- 24 hour access
- Single roller shutter door
- Two-storey, high-specification office accommodation to front
- Allocated parking

 **0113 245 6000**

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Location

Situated at the end of Lowfields Avenue, in well established Gelderd Road area with excellent access to Junctions 1 & 2 of the M621. 5 miles to M1/M62. 1 mile to Leeds City Centre.

Description

The property comprises of the following specifications:

- The site comprises of both industrial, warehousing & office accommodation
- Modern units with onsite security
- 24 hour access
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Accommodation

| Accommodation | Sq m | Sq ft |
|----------------------|------------|--------------|
| Warehouse | 348.8 | 3,754 |
| Ground Floor Offices | 143.51 | 1,545 |
| First Floor Offices | 119.69 | 1,288 |
| Total | 612 | 6,588 |



Terms

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

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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