

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**FOR SALE**  
**UNIT 121J**  
**WHITEHALL INDUSTRIAL ESTATE**  
**LEEDS, LS12 5JB**



**10,150 SQ FT (943 SQ M)**

## LOCATION

Whitehall Road Industrial Estate is long established and popular industrial location situated to the South West of Leeds City Centre benefitting from access to central and suburban Leeds as well as the motorway network.

The surrounding area is a modern and traditional industrial development.

## DESCRIPTION

### **Unit 121J**

This is a quality modern industrial unit with the following basic specification: -

- Office and amenity block to the front
- Clear working height of 7m
- Excellent yard, access and turning area with in a fully secured complex
- 3 ground level loading doors
- Lighting to warehouse unit

## ACCOMMODATION

Gross internal area:-

**Unit 121J** - 10,150 sq ft (943 sq m) **RV** £50,000

## SERVICE CHARGE

A nominal service charge is levied to cover the management and maintenance of the common areas of the estate including the CCTV and security fencing.

## ENERGY PERFORMANCE CERTIFICATE

EPC is available upon request.

## PLANNING

The property has planning consent for B8 use.

## TERMS

**Unit 121J** is available for sale at a quoting price of £795,000 ex vat. Our clients may consider a lease.

## VIEWING

By contacting the sole agent Nick Arundel of AWS Ltd Tel: 0113 2351362.

Subject to contract

