



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

HIGH QUALITY MODERN INDUSTRIAL UNIT

TO LET TONG ROAD, LEEDS



2,500 SQ FT

THE PROPERTY

Situated on Tong Road, to the west of Leeds City Centre, but with excellent access to the motorways and the arterial routes of the region, this high quality unit is in an area of established industrial and trade counter use and has exceptional prominence to Tong Road.

DESCRIPTION

This is a self contained modern unit of steel frame construction with brick and metal clad elevations with the following basic specification: -

- Load bearing concrete floor
- 6m clear working height
- Full height loading access
- WC and other amenities
- Separate loading and pedestrian door
- Excellent yard, parking and turning area

ACCOMMODATION

(all areas are gross internal)

2,500 sq ft

PLANNING

The property will have planning consent for B1, B2 and B8 use.

RATES

The rateable value is not as yet assessed as the building is under construction.

ENERGY PERFORMANCE CERTIFICATION

An EPC will be made available when construction is complete.

TERMS

The property is available to rent at a term and rent to be agreed.

VIEWING

Strictly by appointment only by contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362.

SUBJECT TO CONTRACT

