

TO LET

UNIT 3 BEESTON ROYD INDUSTRIAL ESTATE, LEEDS, LS12 6DX

High quality modern industrial unit in secure courtyard development



1,525 SQ FT (141.67 SQ M)

PROPERTY PARTICULARS

LOCATION

The Beeston Royd Industrial Estate is located just off Gelderd Road to the south west of Leeds City Centre benefitting from excellent access to both the City Centre and the motorway network.

Access to the estate is from Gelderd Road onto Royds Farm through the gate into the secure compound.

DESCRIPTION

The property is the middle unit in a terrace of 3 similar units of steel frame construction with brick and metal clad elevations with both pedestrian door and loading door to the front.

The unit benefits from excellent yard, parking and turning area.

ACCOMMODATION

(all areas are gross internal area)

Unit 3 - 1,525 sq ft (141.67 sq m)

TERMS

The unit is available to let for a term to be agreed at a rental of £14,475 pax.

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

RATEABLE VALUE

We understand the rateable value of the property is £11,769.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

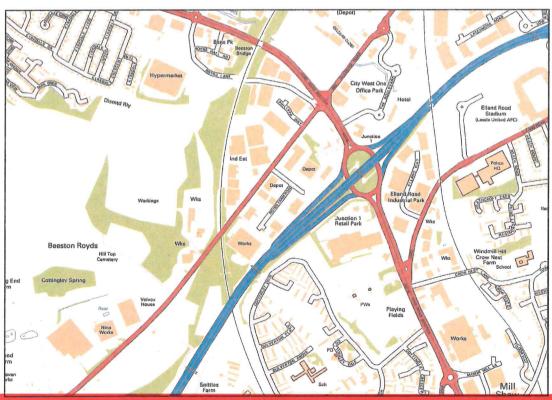
ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification will be required.

VIEWING

Strictly by appointment with the Sole Agent, Nick Arundel, Tel: 01132351362.

Subject to contract



MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991 Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor are agents for the vendor give notice that. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particular are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Indees of thereign and rents are quinted exclusive of VAT.