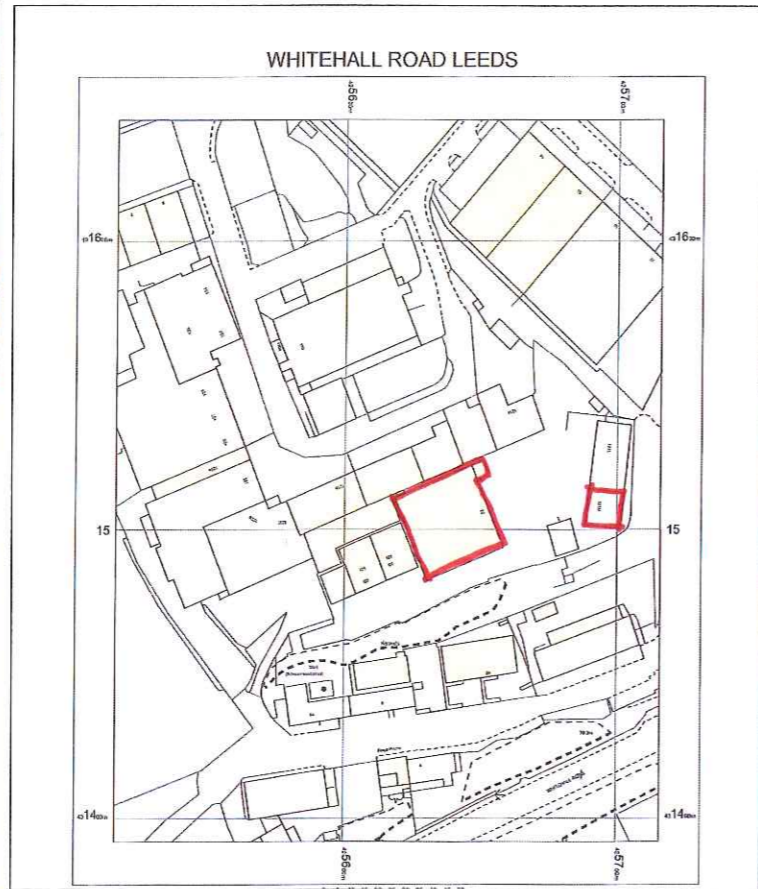
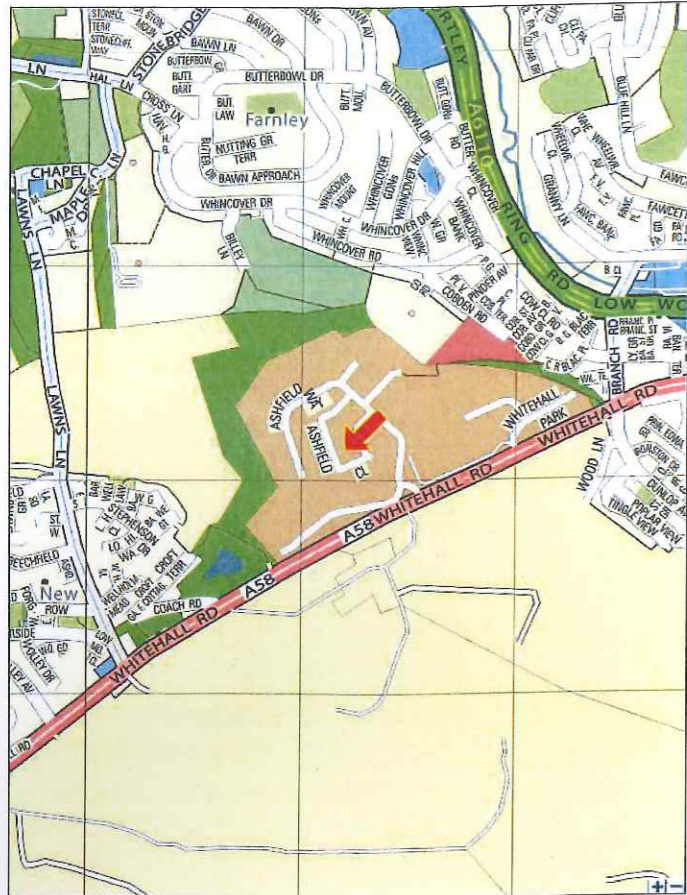
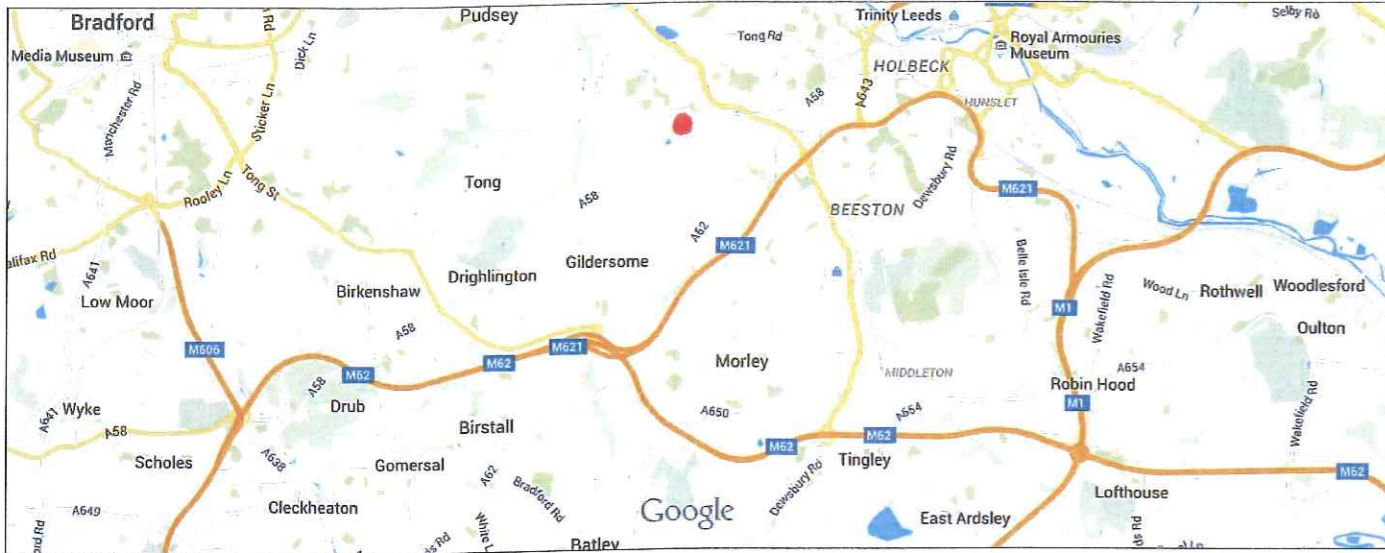


CHARTERED SURVEYORS & PROPERTY CONSULTANTS

# TO LET

## WHITEHALL INDUSTRIAL ESTATE LEEDS, LS12 5JB



**UNIT 121J - 10,150 SQ FT (943 SQ M)**  
**UNIT 121M - 1,550 SQ FT (144 SQ M)**

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## 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

### **Unit 121M**

This is a terraced steel frame industrial unit with: -

- A clear working height of 5.5m
- Good yard, parking and turning area
- Gravel level loading door
- Lighting to the unit
- Amenity block

## ACCOMMODATION

Gross internal area:-

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

**Unit 121M** - 1,550 sq ft (144 sq m) **RV** £9,400

## 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 for both units.

## PLANNING

The property has planning consent for B8 use.

## TERMS

**Unit 121J** is available on a new lease for a term to be agreed at a commencing rental of £52,500 pax.

**Unit 121M** is available on a 9 year lease with 3 yearly reviews on a full repairing and insuring basis at a commencing rental £9,300 pax

Our Clients will consider an incentive package dependant on lease length and quality of covenant.

## VIEWING

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

Subject to contract

