

TO LET

**PROMINENT TRADE COUNTER UNIT WITH
ANCILLARY OFFICES**



HOLDER & CO
Property Consultants



www.holderandco.com

Unit 1, Low Mills Road, Lower Wortley, Leeds, LS12 4UY

- 6,729 sq ft (625.19 sq m)**
- External storage space to the side elevation**
- Prominent position just off the A6110 outer ring road**





LOCATION

The property enjoys visibility from the A6110 outer ring road, set within an established trade counter area, with Leeds City Centre in close proximity and J.1 of the M621 only a 5 minute drive away.

DESCRIPTION

The unit comprises a single storey, end-terraced trade counter unit with two-storey trade counter / office accommodation to the front. There is secure external storage to the side elevation and designated car parking to the front.

TERMS

The premises are available by way of a new lease upon terms to be negotiated.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse & first floor offices	625.19	6,729
TOTAL	625.19	6,729

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

Warehouse & Premises - £26,500

CONTACT

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Subject to Contract