

**TO LET**  
**HYBRID INDUSTRIAL / OFFICE UNITS**



[www.holderandco.com](http://www.holderandco.com)

**Hales Road, Leeds, LS12 4PL**

- **1,556 sq ft (145.39 sq m) to 5,380 sq ft (501.48 sq m)**
- **Industrial space at GF & Offices to 1<sup>st</sup> Floor**
- **New build units on the fringe of Leeds City Centre**





## LOCATION

The speculative development enjoys frontage onto Hales Road. Leeds City Centre is in close proximity and J.1 of the M621 is only a 5 minute drive away.

## DESCRIPTION

The property comprises three double storey hybrid units, offering a 50:50 split of industrial space at ground floor level with attractive office space at first floor level. There is a secure shared yard / designated car parking serving each unit.

## TERMS

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

## LEGAL COSTS

Each party to bear their own legal costs in the transaction

## RATEABLE VALUE

To be assessed.

## ACCOMMODATION

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

Description	Sq m	Sq ft
Unit 1	145.39	1,565
Unit 2	145.39	1,565
Unit 3	210.70	2,268
<b>TOTAL</b>	<b>501.48</b>	<b>5,398</b>

## CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: [owen@holderandco.com](mailto:owen@holderandco.com)

Philip Caspell: [philip@holderandco.com](mailto:philip@holderandco.com)