

TO LET

HYBRID INDUSTRIAL / OFFICE UNITS



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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 1st 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
TOTAL	501.48	5,398

CONTACT

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