

TO LET

**SELF-CONTAINED INDUSTRIAL UNIT WITH
TWO-STOREY OFFICES**



**Unit 11, Hales Road,
Leeds, LS12 4PL**

- 4,710 sq ft (437.52 sq m)**
- Self-contained secure rear yard**
- Attractive two-storey offices**

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LOCATION

The property 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 unit comprises a single storey, detached industrial unit with attractive two-storey office accommodation to the front. There is a secure yard to the rear elevation.

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

Warehouse & Premises - £23,500

ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	285.40	3,072
Ground Floor Offices	76.06	819
First Floor Offices	76.06	819
TOTAL	437.52	4,710

CONTACT

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