

TO LET – COMING SOON

NEW BUILD HYBRID INDUSTRIAL / OFFICE
UNITS



***Computer Generated Imagery**

Hales Road, Leeds, LS12 4PL

- 1,556 sq ft (145.39 sq m) to 5,380 sq ft (501.48 sq m)
- Industrial warehouse space at GF
- Offices / Workspace at 1st Floor
- New build currently under construction

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LOCATION

The new units are located on Hales Road which is accessed from Lower Wortley Road to the West of Leeds city centre. Junction 1 of the M621 is a 5 minute drive away.

DESCRIPTION

The property comprises a terrace of two storey hybrid units, offering a 50:50 split of industrial space at ground floor level and workspace/office at first floor level. The units will benefit from 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 upon practical completion of the development.

ACCOMMODATION

The target square footages post completion are outlined below in accordance with the RICS Code of Measuring Practice to Gross Internal Area.

| Ground & First Floor | 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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Subject to Contract