

TO LET

DETACHED INDUSTRIAL / WAREHOUSE UNIT



Kent Road, Pudsey, LS28 9DR

- 8,031 sq ft (795.31 sq m)
- Large, over-sized rear yard / loading area
- Site area of 0.89 acre / 0.36 hectare
- Attractive single-storey offices





LOCATION

The property is located on Kent Road which provides good access to the Stanningley Bypass (A647) to the North and also direct access to the Leeds Outer Ring Road (A6110) to the east, via Roker Lane and Tong Road.

The property is strategically situated equidistant of Leeds and Bradford City Centres and within approximately 3 miles of Junction 27 of the M621 Motorway and within 5 miles of Junction 26 of the M62 Motorway.

DESCRIPTION

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

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	596.92	6,425
Offices	149.18	1,606
TOTAL	746.10	8,031

LEGAL COSTS

Each party to bear their own legal costs in the transaction

RATEABLE VALUE

Warehouse & Premises - £31,250

CONTACT

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