

TO LET

TRADE / WAREHOUSE UNIT WITH ANCILLARY OFFICE ACCOMMODATION



TORRE ROAD, LEEDS, LS9 7QL

- 11,317 sq ft (1,051.37 sq m)
- Secure private yard
- Fringe of City Centre location
- Site area of 0.8 acre
- Attractive ancillary office accommodation





LOCATION

The property is prominently located fronting Torre Road, c. ½ mile to the east of Leeds City Centre. Torre Road links into the main York Road (A64). There is a mixture of industrial, trade counter and retail operators in the vicinity.

DESCRIPTION

The unit comprises a two-storey detached warehouse unit with office accommodation at lower ground floor level. Drive-in access is via a single roller shutter door from a private and secure yard.

TERMS

The premises are available by way of a new lease at an initial rental of £55,000 per annum exclusive.

ACCOMMODATION

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

Description	Sq m	Sq ft
Ground Floor Warehouse	610.03	6,566
Lower Ground Floor Offices / Stores	402.24	4,330
First Floor Office / Stores	39.10	421
TOTAL	1,051.37	11,317

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We understand that the current Rateable Value is £34,750.

CONTACT

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