

**TO LET**  
**PROMINENT TRADE COUNTER / INDUSTRIAL**  
**UNIT WITH ANCILLARY OFFICES**



**Unit 3, Low Mills Road, Lower**  
**Wortley, Leeds, LS12 4UY**

- 4,107 sq ft (381.56 sq m)
- Popular trade location on the fringe of City Centre
- Prominent position just off the A6110 outer ring road





## LOCATION

The property enjoys direct access from the A6110 outer ring road, set within an established trade counter area, with Leeds City Centre in close proximity and J.1 of the M621 only a 5 minute drive away.

## DESCRIPTION

The unit comprises a single storey, mid-terraced trade counter unit with two-storey office accommodation to the front. Clear eaves height of 4.9m. Three phase power supply. There is designated car parking to the front.

## 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	288.04	3,101
Ground floor offices	46.76	503
First floor offices	46.76	503
<b>TOTAL</b>	<b>381.56</b>	<b>4,107</b>

## LEGAL COSTS

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

## RATEABLE VALUE

Warehouse & Premises - £16,000

## CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: [owen@holderandco.com](mailto:owen@holderandco.com)

Philip Caspell: [philip@holderandco.com](mailto:philip@holderandco.com)

Subject to Contract