

# TO LET

## MODERN INDUSTRIAL / WAREHOUSE UNIT



## Unit 13, Maybrook Industrial Park, Castleton Road, Leeds, LS12 2EL

- 5,000 sq ft (465 sq m)
- Large yard / loading area
- Well located on the fringe of Leeds City Centre





## LOCATION

Maybrook Industrial Park is superbly located within 1 mile of Leeds city centre and 1.25 miles of the M621 Motorway. The estate is situated off Armley Road which connects to the Stanningley Bypass in the west and the A58(M) to the east.

## DESCRIPTION

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

## TERMS

The premises are available by way of a sub-lease or assignment of the current lease or alternatively a new lease directly from the landlord. Full details upon application.

Subject to Contract

## ACCOMMODATION

Measured in accordance with RICS Code of Measuring Practice to GIA:

Description	Sq m	Sq ft
Warehouse	353.01	3,795
Offices / staff facilities GF	74.82	805
Offices 1 <sup>st</sup> Floor	37.17	400
<b>TOTAL</b>	<b>465.00</b>	<b>5,000</b>

## RATEABLE VALUE

Warehouse & Premises - £30,500

## CONTACT

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