

**TO LET**

**REFURBISHED LIGHT INDUSTRIAL / TRADE  
COUNTER UNIT WITH OFFICES**



**HOLDER & CO**  
Property Consultants



## **Unit 1E Woodside Trading Estate**

**LOW LANE, HORSFORTH, LEEDS, LS18 5NY**

- **2,921 sq ft (271.33 sq m)**
- **Quality refurbished accommodation**
- **Sought after location**

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## LOCATION

The property is situated just off Low Lane, in Horsforth, approximately 6 miles West of Leeds City Centre. The area is well populated with local amenities and immediate access to the Ring Road.

## DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit with car parking to the front elevation. Access is via a concertina loading door. Internal eaves of 5.3m and works WC's are provided. At ground and first floor level are a mix of open plan and private offices.

## TERMS

The premises are available on a new Full Repairing Lease for a term of three years at a rental of £20,000 per annum exclusive.

## ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	125.17	1,347
Ground Floor Office	73.08	787
First Floor Office	73.08	787
<b>TOTAL</b>	<b>271.33</b>	<b>2,921</b>

## LEGAL COSTS

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

## RATEABLE VALUE

Warehouse & Premises - £15,250

## CONTACT

Viewing strictly by appointment via joint agents:

Holder & Co. on 0113 323 4504

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Subject to Contract