

TO LET
MODERN TRADE / WAREHOUSE UNIT



Due to business relocation

**Unit 5, United Business Park,
Lowfields Road, Leeds, LS12 6UB**

- 5,126 sq ft (476.23 sq m)
- Additional Mezz floor extending 810 sq ft (75.31 sq m)
- Fringe of City Centre location just off Gelderd Road
- Modern, attractive unit
- 7m eaves height

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LOCATION

Situated off Lowfields Road, which is located 1.5 miles to the south of Leeds City Centre. Access is via Gelderd Road, a main arterial route to Leeds City Centre and is home to a number of trade counter and industrial operators.

DESCRIPTION

The unit comprises a modern single-storey detached trade / warehouse unit with ancillary office accommodation and additional mezzanine floor of 75.31 sq. m (810 sq. ft). The unit benefits from an eaves height of c.7m. Loading is via a single roller shutter door from an external forecourt area.

TERMS

Available by way of a sub-lease or assignment of the current lease. A new lease directly from the landlord may also be available. Subject to Contract.

RATEABLE VALUE

Warehouse & Premises - £30,000.

ACCOMMODATION

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

Description	Sq. m	Sq. ft
Ground Floor Warehouse:	372.31	4,008
GF&FF Offices:	103.92	1,118
(Mezz)	(75.31)	(810)
TOTAL:	476.23	5,126

LEGAL COSTS

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

FURTHER INFORMATION OR VIEWING

Holder & Co. on 0113 323 4504

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