

TO LET

REFURBISHED LIGHT INDUSTRIAL / TRADE COUNTER UNIT WITH OFFICES



www.holderandco.com

Unit 1B Woodside Trading Estate

LOW LANE, HORSFORTH, LEEDS, LS18 5NY

- 2,397 sq ft (222.70 sq m)
- Industrial unit with offices and parking
- Sought after location

www.holderandco.com

www.holderandco.com



ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	181.84	1,957
GF & FF Office	40.86	440
TOTAL	222.70	2,397

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 a terraced 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. Offices are at ground and first floor.

TERMS

The premises are available on a new Full Repairing Lease until September 2022 at a rental of £18,000 per annum exclusive.

LEGAL COSTS

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

RATEABLE VALUE

Warehouse & Premises - £11,250

CONTACT

Viewing strictly by appointment via joint agents:

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com

Subject to Contract