

# TO LET

## HYBRID INDUSTRIAL / WAREHOUSE UNIT & OFFICES



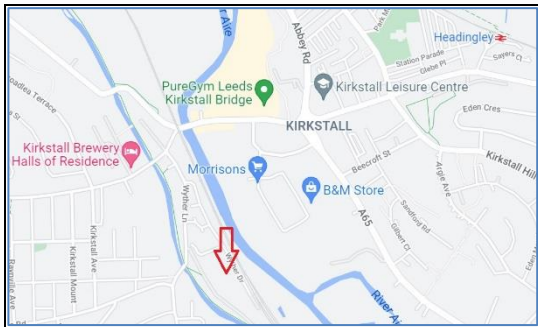
**HOLDER & CO**  
Property Consultants



## G1-3 & C5, WYTHOR DRIVE, OFF WYTHOR LANE, LEEDS, LS5 3BT

- 16,625 sq ft (1,544.62 sq m)
- Attractive 1<sup>st</sup> floor offices of 7,790 sq ft (723.75 sq m)
- Onsite parking / yard area to front & rear
- Capable of subdivision to give units from 3,000 sq ft +





## LOCATION

The property is well located just off Wyther Drive a short distance from the main A65, Kirkstall Road. Leeds City Centre is 2 ½ miles East.

## DESCRIPTION

The property comprises warehouse / workshop accommodation at ground floor level and attractive office accommodation at first floor level (lift access could be provided should heavier goods be required at 1<sup>st</sup> floor). There are four inter-connecting units which have recently been occupied by one tenant, alternatively the units could be divided to provide accommodation from 3,000 sq ft upwards. Loading is via 4 ground level loading doors. Externally the unit has yards to the front & rear offering ample car parking / loading.

## TERMS

The premises are available by way of a new lease. Rental upon application.

**SUBJECT TO CONTRACT**

## ACCOMMODATION

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

Description	Sq m	Sq ft
Ground Floor Warehouse:	820.87	8,835
First Floor Office:	723.75	7,790
<b>TOTAL:</b>	<b>1,544.62</b>	<b>16,625</b>

## LEGAL COSTS

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

## RATEABLE VALUE

We are verbally informed that the current Rateable Value is £73,000.

## CONTACT

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