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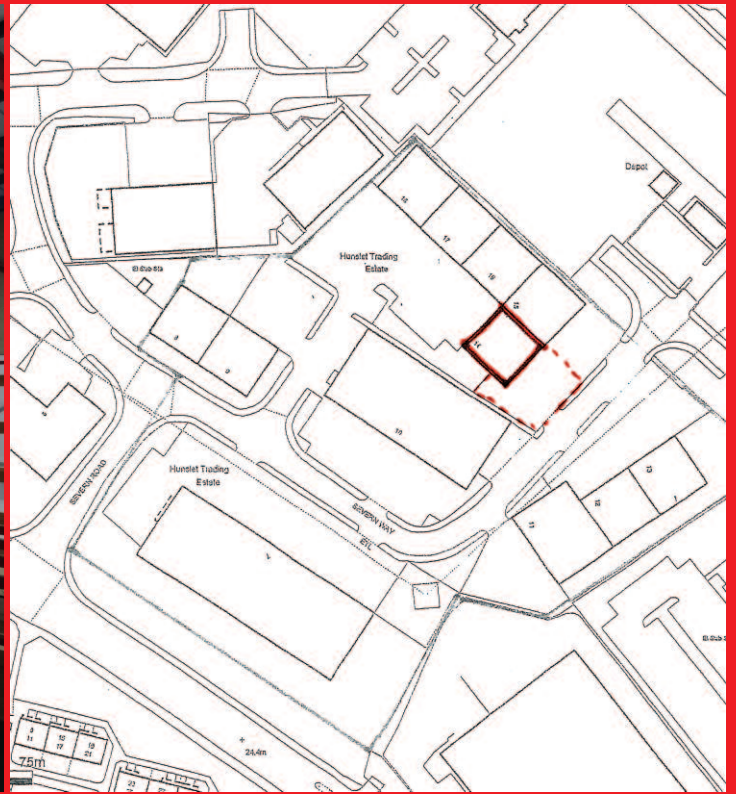
TO LET (SHORT TERM) MODERN INDUSTRIAL UNIT

UNIT 14, HUNSLET TRADING ESTATE,
LOW ROAD, LEEDS, LS10 1BL

• 3,701 SQ FT (343.8 SQ M)



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LOCATION

The Hunslet Trading Estate is a long established commercial centre situated to the South of Leeds City Centre within easy reach of the motorway.

The surrounding area is of long established industrial properties.

DESCRIPTION

The subject property is a modern semi detached industrial unit of steel frame construction with brick and metal clad elevations.

Internally, the unit incorporates a showroom at ground floor with an ancillary meeting room/office with warehouse and storage facilities behind.

There is an office/meeting room at first floor.

The building has a clear working height of 5m and access to the workshop area is through a full height electrically operated roller shutter door.

The building is fully lit.

ACCOMMODATION

(all areas are gross internal)

Ground floor workshop and showroom	3,481 sq ft	323.4 sq m
First floor office	220 sq ft	20.4 sq m
TOTAL	3,701 SQ FT	343.8 SQ M

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available upon request.

PLANNING

We understand the property has planning consent for B2 and B8 use.

RATEABLE VALUE

We understand the rateable value of the property is £20,500.

TERMS

The property is available on a short term basis by way of a subletting of the existing lease which has a break clause (which will be exercised) in October 2018, however, we understand the Landlord would be prepared to enter into discussions regarding a longer lease term should that be required.

SUBJECT TO CONTRACT

AWS
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0113 235 1362
www.aws Ltd.co.uk

VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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