

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**UNIT 10 SPRINGWELL 27  
DARK LANE  
BIRSTALL  
WF17 9LN**

**3,375 SQ FT (440 SQ M)**

**TO LET**

**GET IN TOUCH**

**Nick Arundel**

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### LOCATION

Dark Lane is situated to the west of Leeds to the heart of the West Yorkshire conurbation with excellent access to the A62 and junction 27 of the M62. The surrounding area is of mixed industrial and retail development.

### DESCRIPTION

The property is a mid terrace modern industrial unit of steel frame construction with brick and metal clad elevations. The unit has been adapted by its current occupier to provide “hybrid” accommodation providing a property with 50% office accommodation at ground level.

The offices are fitted out to a high standard and have the benefit of mezzanine storage above. The warehouse accommodation is accessed through full height loading door and provides clear, fully lit space.

Externally there is a secure compound/parking area with extra parking areas and circulation areas outside the fence.

The unit has a clear working height of 6m.

### PLANNING

The property has planning consent for B1, B2 and B8 use.

### RATEABLE VALUE

We understand the property has a rateable value of £13,500.

### ACCOMMODATION (all areas are gross internal)

	SQ FT	SQ M
Ground floor office	1,125	105.5
Warehouse	1,125	105.5
mezzanine	1,125	104
<b>Total</b>	<b>3,375</b>	<b>440</b>

### TERMS

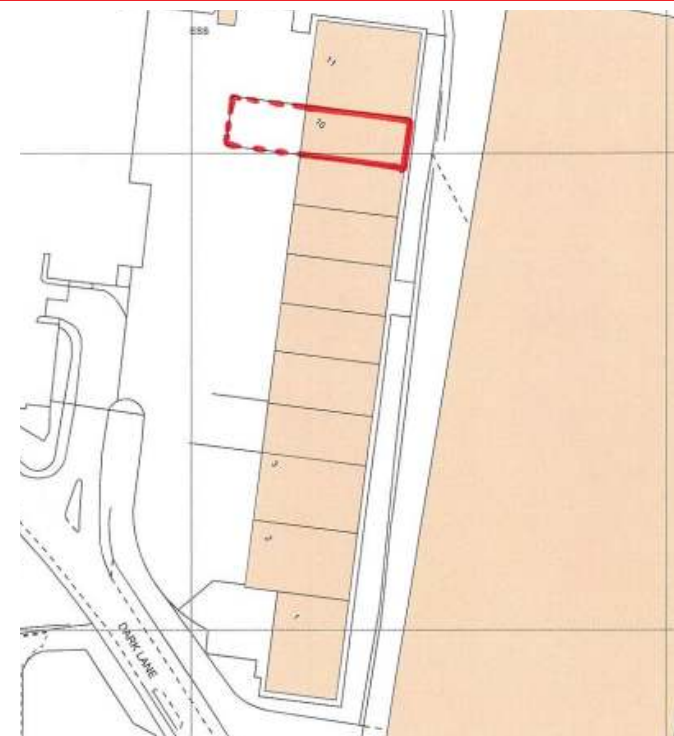
The property is available to let for a term & rent to be agreed.

### ENERGY PERFORMANCE CERTIFICATE

And EPC is available upon request.

### VIEWING

Strictly by appointment with the Sole Agents,  
AWS Ltd, Nick Arundel, 01132351362



### MISREPRESENTATION ACT:

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