



## Unit 11 Haines Park

Grant Avenue, Leeds, LS7 1QQ

### Refurbished Modern Industrial Unit

**949 sq ft (88.16 sq m)**

- Electric Roller shutter door
- Established trade location
- City centre fringe location
- Direct access to Leeds Inner Ring Road (A58), M1 & M621
- WC & Kitchenette facilities
- Large shared secure yard

### Summary

|                |                   |
|----------------|-------------------|
| Available Size | 949 sq ft         |
| Rent           | £12,337 per annum |
| Rates Payable  | £4,491 per annum  |
| Rateable Value | £9,000            |
| Service Charge | £2.22 per sq ft   |
| EPC Rating     | D                 |

### Description

An end terrace industrial unit, located within an established and secure trade area. Benefitting from the following specification:

- Electric ground loading roller shutter door
- Steel portal frame construction
- Internal office
- WC and Kitchenette facilities
- Pitched sheet roof
- Gated shared secure yard
- Brick and clad elevations
- 3 Phase electricity
- LED lighting

### Location

Located within an established trade area, Haines Park is accessed via Grant Avenue just one Mile North of Leeds city centre. Roundhay Road is under 100 meters away from the property, providing direct access to the Leeds Inner Ring Road (A58) and the A64. The A64 connects to the A1(M), and the M621 is approximately 3.5 miles away, facilitating wider access to the motorway network.

### Accommodation

The accommodation comprises the following areas:

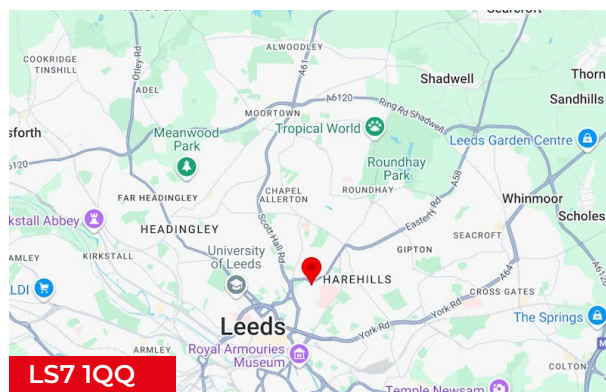
| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Unit         | 949        | 88.16        | Available    |
| <b>Total</b> | <b>949</b> | <b>88.16</b> |              |

### Terms

The property is available by way of a new fully repairing and insuring (FRI) lease on terms to be agreed.

### Legal costs

Each party will be responsible for their own legal costs incurred in this transaction.



### Viewing & Further Information



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