



Unit 1 Haines Park

Grant Avenue, Leeds, LS7 1QQ

Refurbished Modern Industrial Unit

1,378 sq ft (128.02 sq m)

- Manual 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	1,378 sq ft
Rent	£17,914 per annum
Rateable Value	£12,500
Service Charge	£2.22 per sq ft
EPC Rating	C

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:

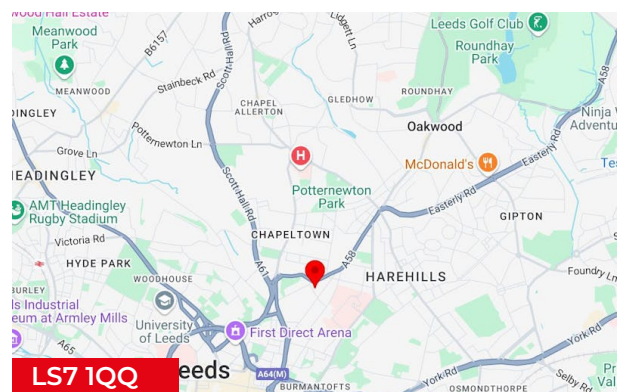
Name	sq ft	sq m	Availability
Unit	1,119.67	104.02	Available
Ground - Office and Kitchen	258.33	24	Available
Total	1,378	128.02	

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.

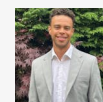


Viewing & Further Information



Simon Dove

0113 457 5550 | 07527 388054
simon.dove@dhpproperty.co.uk



Miles Phoenix

0113 245 0550 | 07442 428922
Miles.phoenix@dhpproperty.co.uk

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