



Unit 24B, Climax Works, Leeds, LS11 5JY

Industrial / workshop unit with basic offices and WC's.

4,626 sq ft (429.77 sq m)

- South Leeds estate
- Available immediately
- Close to M621 Junction 5
- Flexible lease considered

Summary

Available Size	4,626 sq ft
Rent	£19,500 per annum Rents are subject to VAT
Business Rates	Upon Enquiry
VAT	Applicable
Estate Charge	The landlord makes a small charge for insurance.
EPC Rating	Upon enquiry

Description

Climax Works is a thriving industrial community with a range of light industrial units and workshops.

This unit is open plan and has a roller shutter loading door with separate pedestrian access.

It has good natural light and a three phase electricity supply.

Location

Climax Works is situated on Garnet Road between A653 Dewsbury Road and Junction 5 of the M621.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	4,626	429.77	Available
Total	4,626	429.77	

Viewings

To view the unit or for further enquiries please contact the office.

Terms

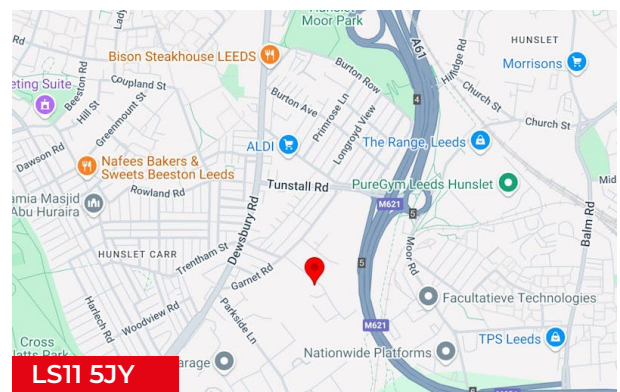
The unit is available to let by way of a new lease at a quoting rent of £19500 per annum.

AML

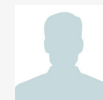
The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

Legal Fees

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



Viewing & Further Information



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