



Unit A

76 Old Road, Churwell, Leeds, LS27 7TH

An end terraced industrial unit with service yard and parking.

3,672 sq ft (341.14 sq m)

- 3,672 sq ft
- Additional mezzanine in situ
- Service yard and parking
- Basic staff WC's
- 5.7m eaves
- Solid floor

Summary

Available Size	3,672 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Car Parking	The unit benefits from a service yard for loading and two dedicated car parking spaces.
EPC Rating	Upon enquiry

Description

Unit A at 76 Old Road, Churwell is the end unit of our clients terrace of three. It is of modern steel portal frame construction and clad with a combination of profile metal, brickwork and similar.

It benefits from a secure yard that will be shared with our clients and set behind metal railings.

The unit benefits from a good sized roller shutter door in the front elevation.

It benefits from a three phase electricity supply suitable for manufacturing or storage.

Location

The property is located on Old Road just off Elland Road in the part running south west from the South Leeds Ring Road at Millshaw, towards Morley.

Junction 1 of the M621 lies a quarter of a mile to the north. Junction 28 of the M62 lies about a mile to the south further down Dewsbury Road.

The unit is found just before the railway viaduct on the left hand side.

Viewings

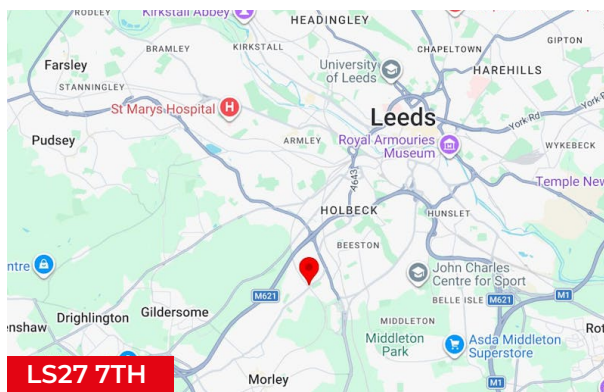
Via the sole agents DHP.

Terms

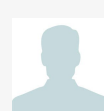
The unit is to let by way of a new lease for a term in excess of three years at a quoting rent of £27,500 per annum.

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.



Viewing & Further Information



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