

TO LET

Wharfedale Property

Unit 1B Crescent Trading Estate, Dewsbury Road, Leeds LS11 5LQ

Newly Refurbished Lofty Modern Industrial Warehouses



5,517 ft² (512.55 m²)

Rent: On Application

- Established business park strategically located just outside Leeds Inner Ring Road
- Situated within gated estate with good circulation yards and parking provisions
- Newly refurbished to a high standard
- EPC Rating – TBC

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Crescent Trading Estate is prominently situated fronting the A653 Dewsbury Road which forms a main arterial route into Leeds city centre. Junction 5 of the M621 is within close proximity, which provides quick and easy access to the regional motorway networks.

Description

Unit 1 has recently undergone a mass refurbishment programme which now provides 3no. high bay warehouse / industrial units which benefit from a new insulated twin skin metal profile sheet roof incorporating Perspex sky lights. The units benefit from 3 phase electricity, LED high bay lighting throughout and a small works toilet pod.

Unit 1C/D has an eaves height of c.7.3m and has the potential to suit a variety of uses including general industrial, manufacturing, and storage and distribution / warehouse operations.

The estate offers occupiers a generous amount of external space and parking provision within large yards to both the front and rear of the site.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Service Charge & Building Insurance

Service Charge & Building Insurance figures are available upon request.

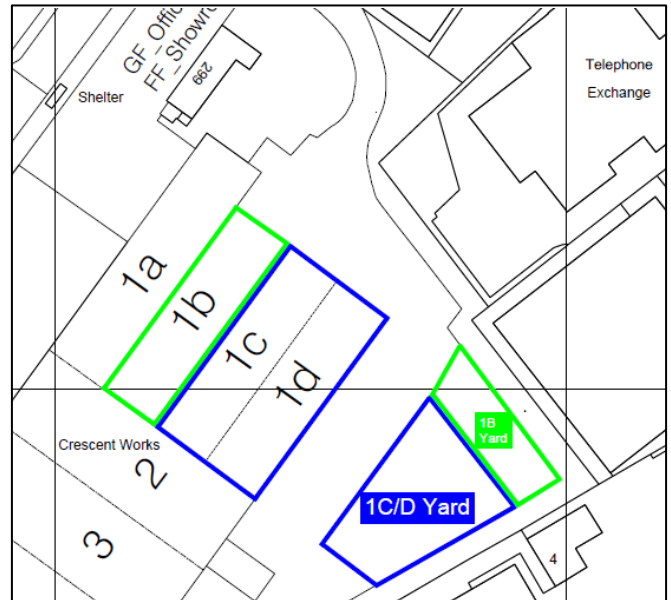
Business Rates

Workshop & Premises: £24,250 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.



Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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