

# TO LET

# Wharfedale Property

Unit 2B Silver Royd Business Park, Silver Royd Hill, Leeds LS12 4QQ

**Modern Lofty Industrial Unit located on Popular Business Park**



**16,034 ft<sup>2</sup> (1,489.61 m<sup>2</sup>)**

**Rent: On Application**

- Established business park strategically located just off Leeds Ring Road
- Within gated and managed estate with ample on-site yard and car parking provisions
- Immediately available and suitable for a variety of storage and manufacturing uses
- EPC Rating – C (67)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

**01924 476496**

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## Location

The unit is located within the popular and established Silver Royd Business Park, which fronts Tong Road and is accessed from Silver Royd Hill.

The property is situated approximately 2.5 miles south west of Leeds City Centre and benefits from quick access to the outer ring road (A6110) with Junction 1 of the M621 approximately 1.5 miles to the east.

## Description

Unit 2B comprises a single storey modern, clear span, high bay industrial warehouse of steel portal frame construction finished in brickwork with insulated profile cladding above. The unit benefits from an eaves heights of c.7.90m (an under haunch height of c.6.90m) and is served by two 6m wide by 4.5m high Roller Shutter Loading Doors, one to the gable end of the building and the other situated under a large loading canopy.

Externally, the premises benefit from generous on-site car parking and circulation yard provisions.

## 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.

## Services

Electricity, water and drainage are connected to the property.

## Rent

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

## Business Rates

Warehouse & Premises: £82,000 Rateable Value

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

## Buildings Insurance & Service Charge

Figures can be provided upon request.

## Legal Costs

The incoming 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.

## Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 16,034 ft<sup>2</sup> (1,489.61 m<sup>2</sup>) and comprises:

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	13,038	1,211.27
Ground Floor Office	1,610	149.58
First Floor Office	1,386	128.76
<i>Mezzanine</i>	<i>1,856</i>	<i>172.42</i>

## Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

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