

# TO LET

# Wharfedale Property

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

**Refurbished Modern Industrial Warehouse within Self-Contained Yard**



**8,266 ft<sup>2</sup> (767.94 m<sup>2</sup>)**

**Rent: £74,000 plus VAT per annum exclusive**

- Established business park strategically located just outside Leeds Inner Ring Road
- Situated within gated estate with good circulation yards and parking provisions
- Refurbished to a high, institutional specification and benefitting from c.7.3m eaves
- EPC Ratings - Unit 1A, C(65) & Unit 1A (Offices), C(71)

[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

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 1A underwent a mass refurbishment programme in 2021, providing a high bay warehouse / industrial unit with c.7.3m eaves and good circulation yards / car parking provisions. Unit 1A also benefits from its own self contained yard, with modern offices / workshop facilities adjacent to the main warehouse.

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. Unit 1A in particular benefits from its own secure, self contained and separately gated yard.

## Terms

Rent - £74,000 plus VAT per annum exclusive

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

Site Service Charge figures and details, along with the Building Insurance contribution figures are available on request.

## Business Rates

Warehouse & Premises - £33,500 RV

The ingoing Tenant is responsible for payment of the Rates 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.

## Accommodation

Measured on a Gross Internal Floor Area basis, the Premises extends to 8,266 ft<sup>2</sup> (767.94 m<sup>2</sup>) and comprises:

Description	ft <sup>2</sup>	m <sup>2</sup>
Warehouse / Workshop	6,922	643.08
Ground Floor Offices / Workshop	1,344	124.86
Total	8,266	767.94

## Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
GV&Co	Jonathan Jacob	0113 285 5984

**Subject to Contract**

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