



GentVisick

TO LET

**Unit 11 Prospect Park, Grangefield Industrial Estate,
Pudsey, LS28 6LF**

20,198 sq. ft (1,876.49 sq. m)

Industrial / Warehouse Premises

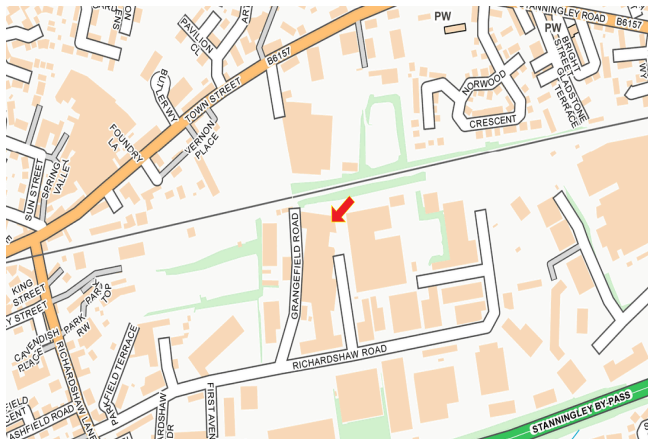
- Good access to the M621 Motorway, Leeds and Bradford City Centres
- Eaves height of 7.4 metres
- Good sized shared secure yard and loading area
- Secure parking

☎ 0113 245 6000

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Image for indicative purposes only



Location

The property is strategically located within the established Grangefield Industrial Estate and benefits from good access to Junction 1 of the M621 Motorway, Leeds and Bradford City Centres.

The unit is accessed off Richardshaw Road, which leads directly to the Stanningley Bypass (A647) via Richardshaw Lane (B6155).

Description

The property comprises an industrial / warehouse premises which benefits from the following specification;

- Eaves height of 7.4 metres
- Good sized shared secure yard and loading area
- Loading via a single ground level roller shutter door
- Secure parking

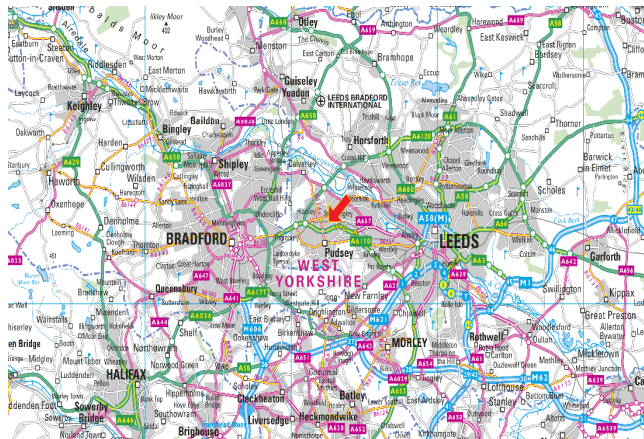
Accommodation

Accommodation	sq. m	sq. ft
Upper Floor	1,368.27	14,728
Lower Floor	508.22	5,470
Total	1,876.49	20,198

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.



EPC

A copy of the EPC certificate and report are available on request.

Rateable Value

The property is listed in the 2017 rating list with a rateable value of £72,000. This does not constitute rates payable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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