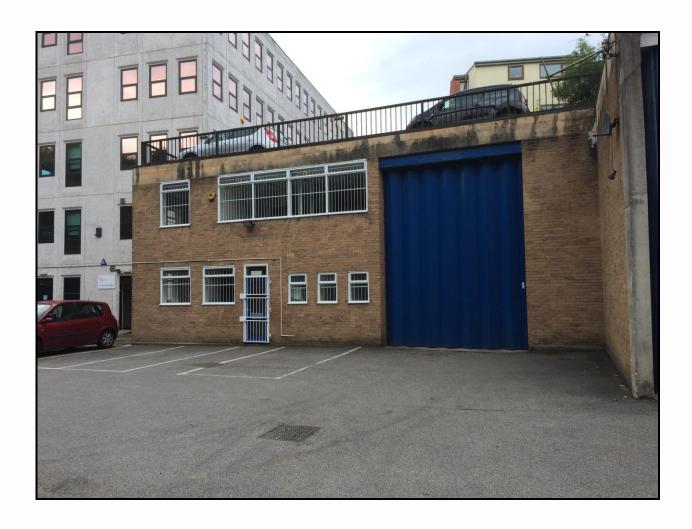
TO LET REFURBISHED LIGHT INDUSTRIAL / TRADE COUNTER UNIT WITH OFFICES





Unit 1E Woodside Trading Estate

LOW LANE, HORSFORTH, LEEDS, LS18 5NY

- 2,921 sq ft (271.33 sq m)
- Quality refurbished accommodation
- Sought after location

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UNIT 1E WOODSIDE TRADING ESTATE, HORSFORTH, LEEDS, LS18 5NY



LOCATION

The property is situated just off Low Lane, in Horsforth, approximately 6 miles West of Leeds City Centre. The area is well populated with local amenities and immediate access to the Ring Road.

DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit with car parking to the front elevation.

Access is via a concertina loading door. Internal eaves of 5.3m and works WC's are provided. At ground and first floor level are a mix of open plan and private offices.

TERMS

The premises are available on a new Full Repairing Lease for a term of three years at a rental of £20,000 per annum exclusive.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	125.17	1,347
Ground Floor Office	73.08	787
First Floor Office	73.08	787
TOTAL	271.33	2,921

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

Warehouse & Premises - £15,250 CONTACT

Viewing strictly by appointment via joint agents:

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com

Subject to Contract