



TO LET

Warehouse / Industrial Unit

Flexible Deals available



Unit 17, Millshaw Park Industrial Estate, Leeds

5,468 sq ft (506.27 sq m)

- An established business location.
- Superb access to Leeds City Centre, the M621 & M62 Motorways.
- Ancillary two storey office accommodation.

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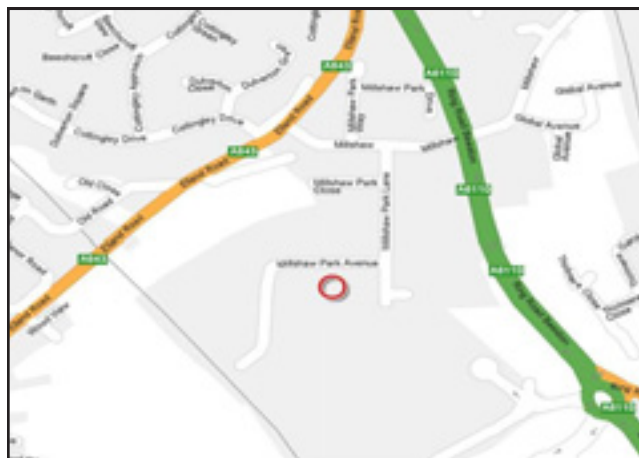
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Unit 17, Millshaw Park Industrial Estate, Leeds

5,468 sq ft (508.27 sq m)



Location

Unit 17 is located on the established Millshaw Park Industrial Estate, which is accessed from Churwell Hill (A643), which leads onto the Leeds Outer Ring Road (A6110).

The property is situated approximately 2 miles south west of Leeds City Centre, approximately 1/2 mile from Junction 1 of the M621 motoway and approximately 2.5 miles from Junction 28 of the M62 motorway.

Description

The property comprises a mid-terraced warehouse / industrial unit with two storey ancillary office accommodation.

- Access via a single roller shutter door.
- Male & female WC's.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows: -

Accommodation	Sq. m	Sq. ft
Warehouse	404.17	4,350
Ground Floor Offices	57.18	615
First Floor Offices	46.92	503
Total	508.27	5,468

Terms

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

Rent available upon application.

Legal Costs

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

Rating

Please contact Leeds Valuation Office on tel: 0113 247 6983.

Viewing

By prior appointment with the joint letting agents:-

DTZ

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Date

May 2009

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