

# TO LET

## SMALL INDUSTRIAL UNIT

1,740 SQ.FT (161.6 SQ.M)  
+ large mezzanine



**PENRAEVONS INDUSTRIAL ESTATE**  
**LEEDS**  
**LS7 2AW**

**address.** 6 Lisbon Square, Leeds, LS1 4LY  
**tel.** 0113 244 9020 **fax.** 0113 244 1104 **web.** [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

The Estate is located on Meanwood Road with direct access from the A61 Scott Hall Road approximately 1.25 miles north of Leeds City Centre.

## DESCRIPTION

Part of a terrace of units, each being a modern steel portal unit with profile clad roof and metal clad walls benefiting from approximately 10% rooflights.

The units are open plan with roller shutter and pedestrian door access with wcs, loading area and 2 external car parking space.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice, on a Gross Internal Area basis, as follows:-

Unit 23	Warehouse	1,740 sq.ft.	161.6 sq.m
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In addition, there is a substantial mezzanine of circa 1,400 sq.ft.

## TERMS

Available by way of a new full repairing and insuring lease, subject to a small service charge TBC at the following rental:-

Unit 23	£12,900 pax
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## RATING

We understand the units are assessed as follows:-

Unit	Description	Current Rateable Value
27	Workshop	£11,250

We recommend all interested parties make their own enquiries with the Local Rating Authority.

## EPC

Awaited.

## VAT

VAT will not be applicable on the rent.

## VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate  
Att: Mathew Halliwell – [mathew@bht.uk.com](mailto:mathew@bht.uk.com)

**SUBJECT TO CONTRACT**  
**May 2018**

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