

INDUSTRIAL/WAREHOUSE UNIT TO LET



UNIT 4 LOW HALL ROAD, HORSFORTH, LS18 4EF

- 107.88 sq. m (1,161 sq. ft)
- Excellent access off Leeds Outer Ring Road
- Established industrial location
- Light industrial / warehouse unit

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The Estate is located on Low Hall Road with direct access from the main Leeds Ring Road (A6120), approximately 5 miles from Leeds Bradford Airport and 6 miles from Leeds City Centre.

The units form a terrace within Ashfield Industrial Estate, Low Hall Road, Horsforth.

DESCRIPTION

The property forms part of a terrace of four units, each being a modern steel portal unit with profile clad roof and metal clad walls benefiting from approximately 20% rooflights. The unit benefits from an eaves height of 3.36m (11.02 ft)

Internally the unit comprises an open plan warehouse with office/ kitchenette and wc facilities.

Access is via a pedestrian door to the front, adjacent to the roller shutter, there is a fire escape door to the rear. Externally there is parking for two vehicles and loading space in front of the unit.



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Description	sq. m	sq. ft
Ground Floor	107.88	1,161
Total	107.88	1,161

TERMS

Unit 4 is available on a new full repairing and insuring lease for a term to be agreed, at rent of **£12,000 per annum exclusive**.

RATES

We understand the property has a rateable Value of £8,500.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E(102). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
March 2024

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.