

TO LET

LM^{ONE}.

INDUSTRIAL UNIT WITH LARGE SECURE YARD



126 WHITEHALL ROAD, HOLBECK, LEEDS, LS12 1AE

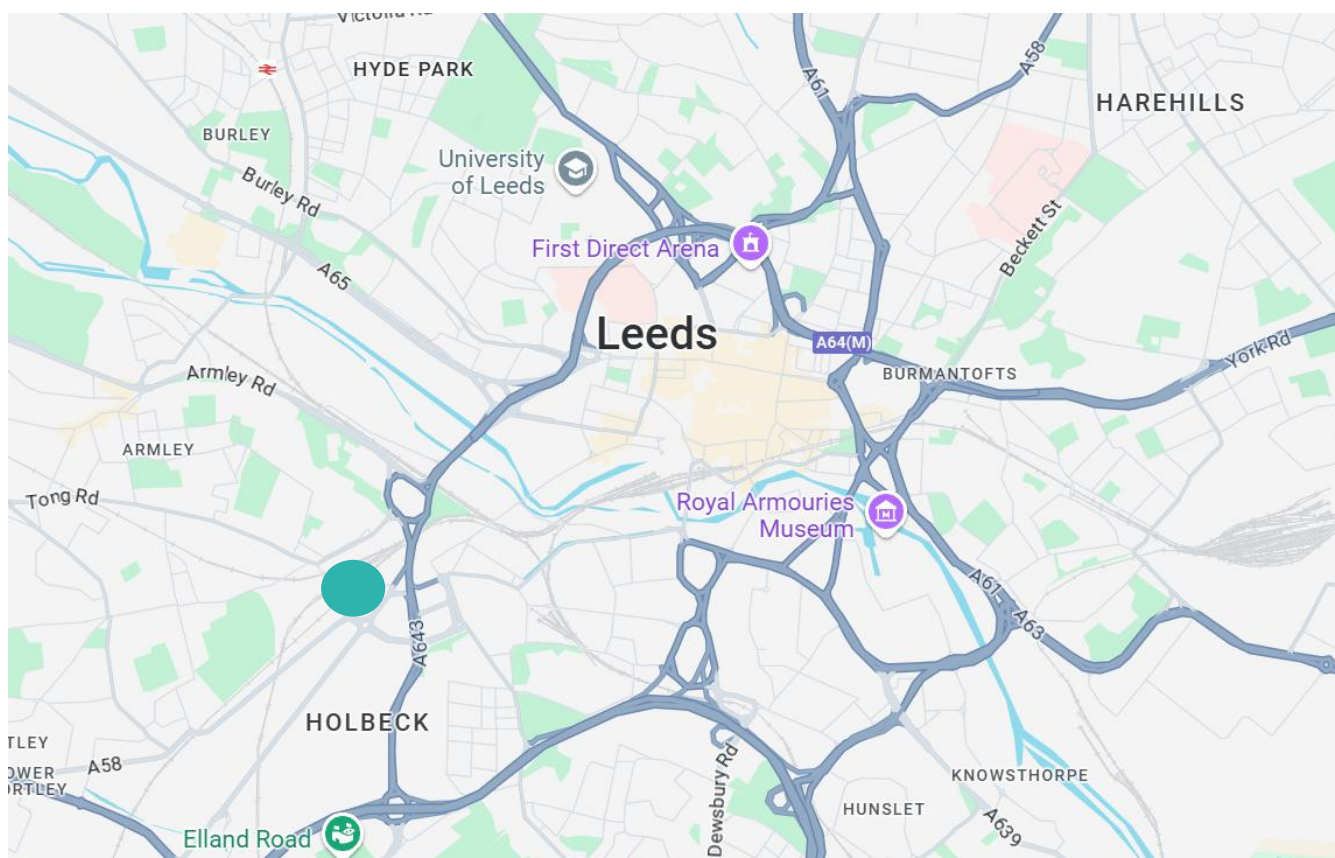
Rent – £84,735 per annum

Size – 11,298 sq ft

- On a site of 0.81 acres
- Prominent roadside position
- Well located industrial area
- Large secure concrete surfaced yard

LEASING CONSIDERATIONS

- Available on a Leasehold basis for a number of years to be agreed on Full Repairing and Insuring terms
- 11,298 sq ft of industrial accommodation
- Rents of £84,735 per annum
- Large secure concrete surfaced yard area
- Excellent location in well established industrial area with access onto Gelderd Road
- 4.5 metre eaves
- On a site extending to 0.81 acres



LOCATION

The property is located on the north side of Whitehall Road at its junction with Copley Hill, 100 metres from the A58 and A643 and some 1.1 miles south west of Leeds City Centre. The property is situated in a popular industrial area.

DESCRIPTION

The property comprises a site of approximately 0.32 Ha (0.81 Acres) upon which sits a single storey warehouse building of approximate 1,050.05 sq. m. (11,298 sq. ft.)

Brick elevations with the top clad and a pitched profile sheet clad roof. Integral offices with ample parking and a substantial concrete surfaced yard area with palisade fencing around the perimeter.

Several full height roller shutter doors lead to inside where the property benefits from an epoxy resin surfaced concrete floor.





RENT

From £84,735 per annum, subject to VAT where applicable.

TERMS

The unit will be available on a Full Repairing and Insuring Lease for a term of years to be agreed.

EPC

EPC available upon request.

LEGAL COSTS

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

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

April 2025

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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