

TO LET

LM ONE.

PURPOSE BUILT INDUSTRIAL ESTATE WITH PROMINENT FRONTAGE



**577, West Leeds Ind Park, Stanningley Road,
Leeds, LS13 4EW**

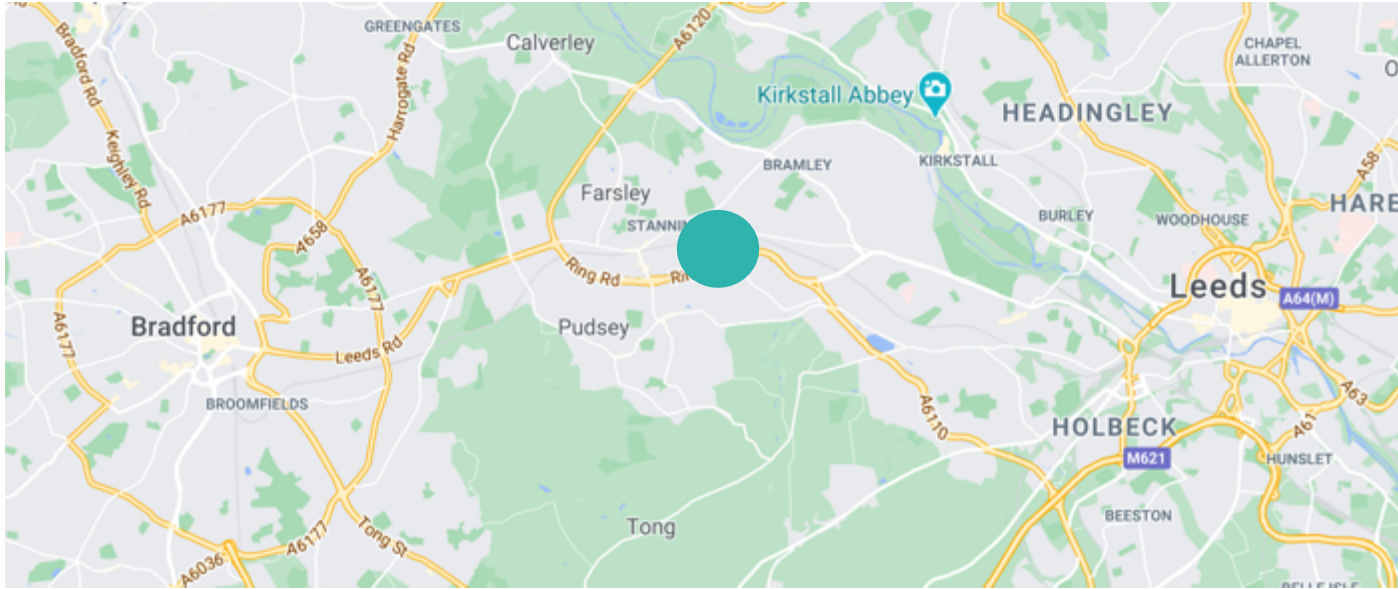
Size - 1,375 sqft (127.74m2).

Rent - £950 pcm

- Prominent unit
- Roller shutter and personal access
- Flexible lease terms

LEASEHOLD CONSIDERATIONS

- Leasehold on flexible terms
- Part of an established Industrial estate on Stanningley Road
- Adjacent to unit 575 for additional space if required TOTAL 2,410sq ft
- Mezzanine storage space (340 sqft)
- Parking to the front of the unit.



LOCATION

Unit 577 is prominently situated fronting the main Stanningley Road, some 3 miles west and 5 miles east of the Leeds and Bradford City Centre respectively. The Stanningley By-Pass (A647) is just ½ mile away from the estate. Leeds Outer Ring Road is approximately 1½ miles away and provides easy access to the local Motorway Network (M621/M62). There are also excellent transport links including the local train station and bus stops on the doorstep.

For more information, please contact Steven Jones on 07552 476571 or at steven@lm1.agency or Charlie O'Hara on 07595 261232 or at charles@lm1.agency



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

LM1 on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website - www.lm1.agency

DESCRIPTION

The units across Stanningley Road comprise of steel portal framed, light industrial/warehouse units with brick and block work construction, under a pitched insulated profile metal sheet roof incorporating Perspex roof lights. The units comprise an office/trade counter reception area and main warehouse access via a manual roller shutter door as well as personnel access. Both 557 and 577 benefit from mezzanine storage space.

Externally there is parking to the front of the units.

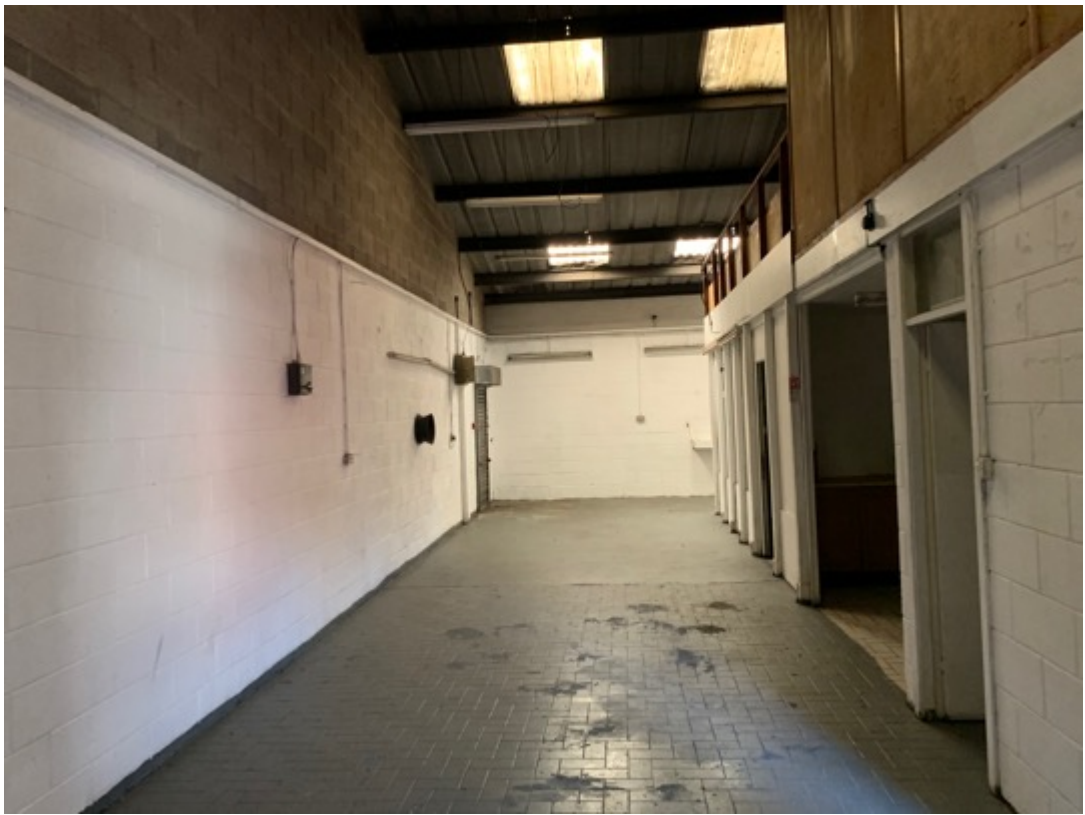


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VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Rent - £11,400pa.

LEGAL COSTS

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

BUSINESS RATES

“Workshop and Premises” £7,000 pa.

VIEWING

By prior arrangement with the agents:

Tel / 07595 261232

Email / Charles@lm1.agency

September 2020

SUBJECT TO CONTRACT

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