

TO LET

LM ONE.

INDUSTRIAL UNIT WITH PROMINENT FRONTAGE



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

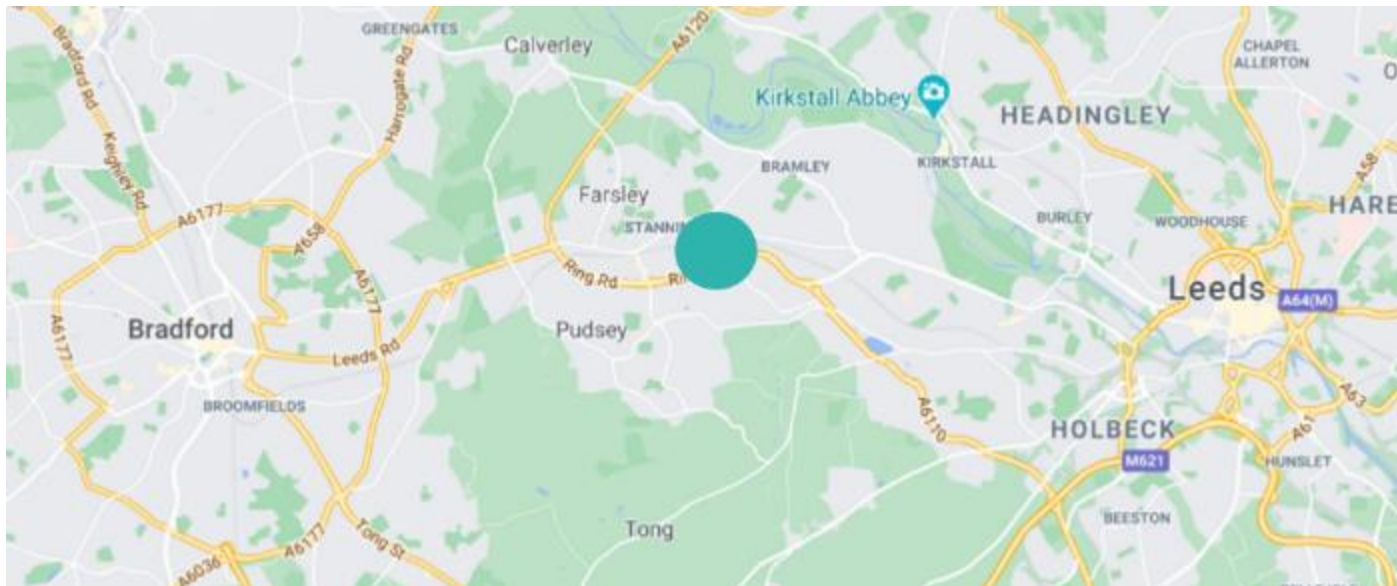
Size – 2,320 sqft

Rent - £1,500 per calendar month

- Prominent unit
- Electric roller shutter access
- Flexible Lease terms
- Available May 2024

LEASING CONSIDERATIONS

- Leasehold on flexible terms
- Part of an established industrial estate on Stanningley Road Leeds
- Offering 2,320 sq ft of industrial accommodation
- 4 metre high electric roller shutter access
- 5.3 metre high point
- Quoting £1,500 per calendar month
- Available May 2024
- Secure yard area.



LOCATION

Unit 587 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.

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 translucent roof panels. The unit comprise warehouse space with W/C facilities and office within the demise access via an electric roller shutter door as well as personnel access. Externally there is parking in front of the units.

Refurbishment included painting throughout, new LED lighting, roof sealing and office renovation.





RATES

The Rateable Value is estimated to be £13,975. All interested parties are encouraged to make their own enquiries with the VOA. It is probable the property will benefit from small business rates relief.

TERMS

Rent - £1,500 per calendar month.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476571

Email / Steven@LM1.agency

April 2024

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



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