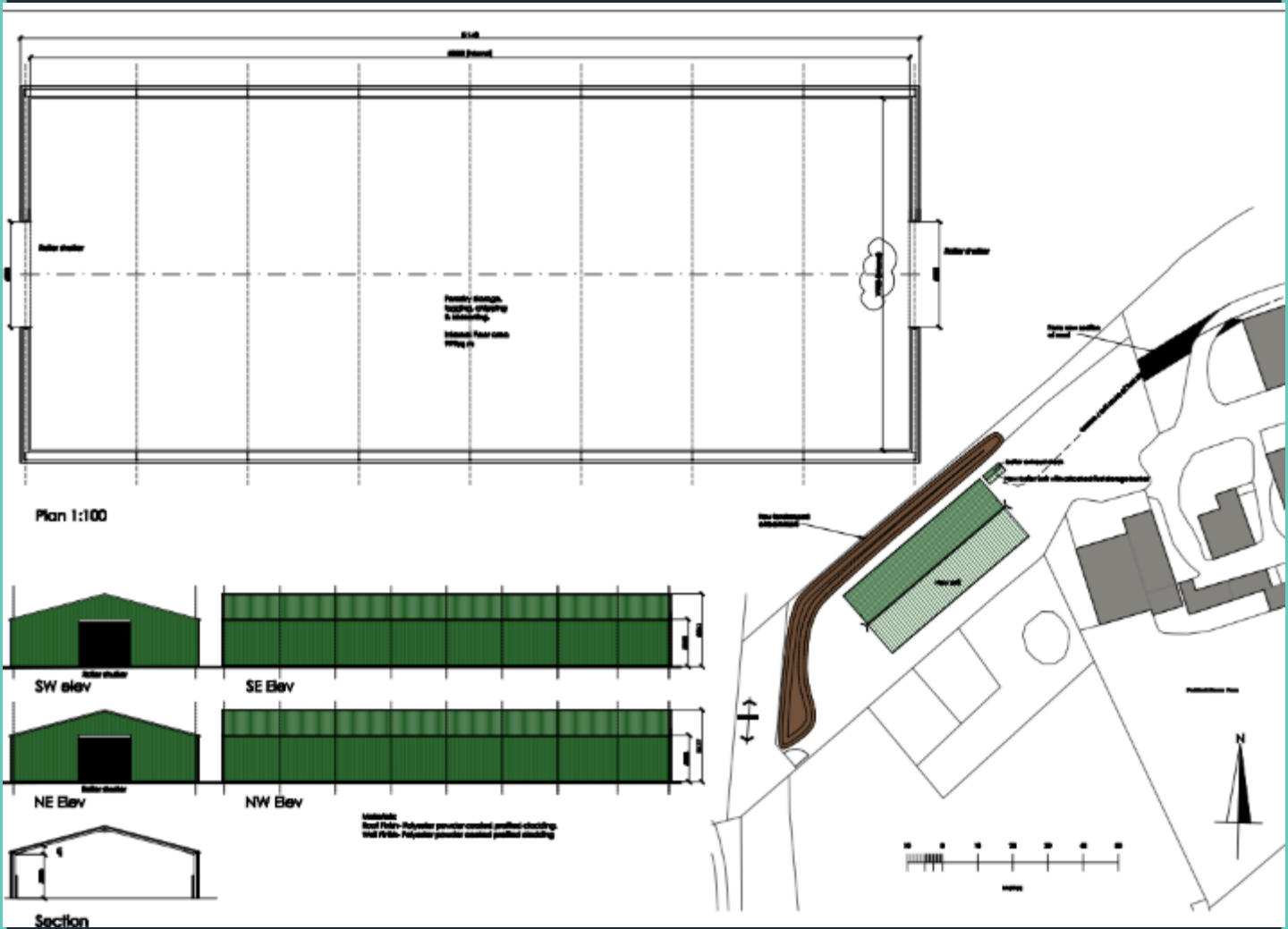


TO LET

LM ONE.

LIGHT INDUSTRIAL UNIT AVAILABLE ON A PRE-LET BASIS



Carlshead Business Centre, Paddock House Lane, Sicklinghall, Wetherby, LS22 4BJ

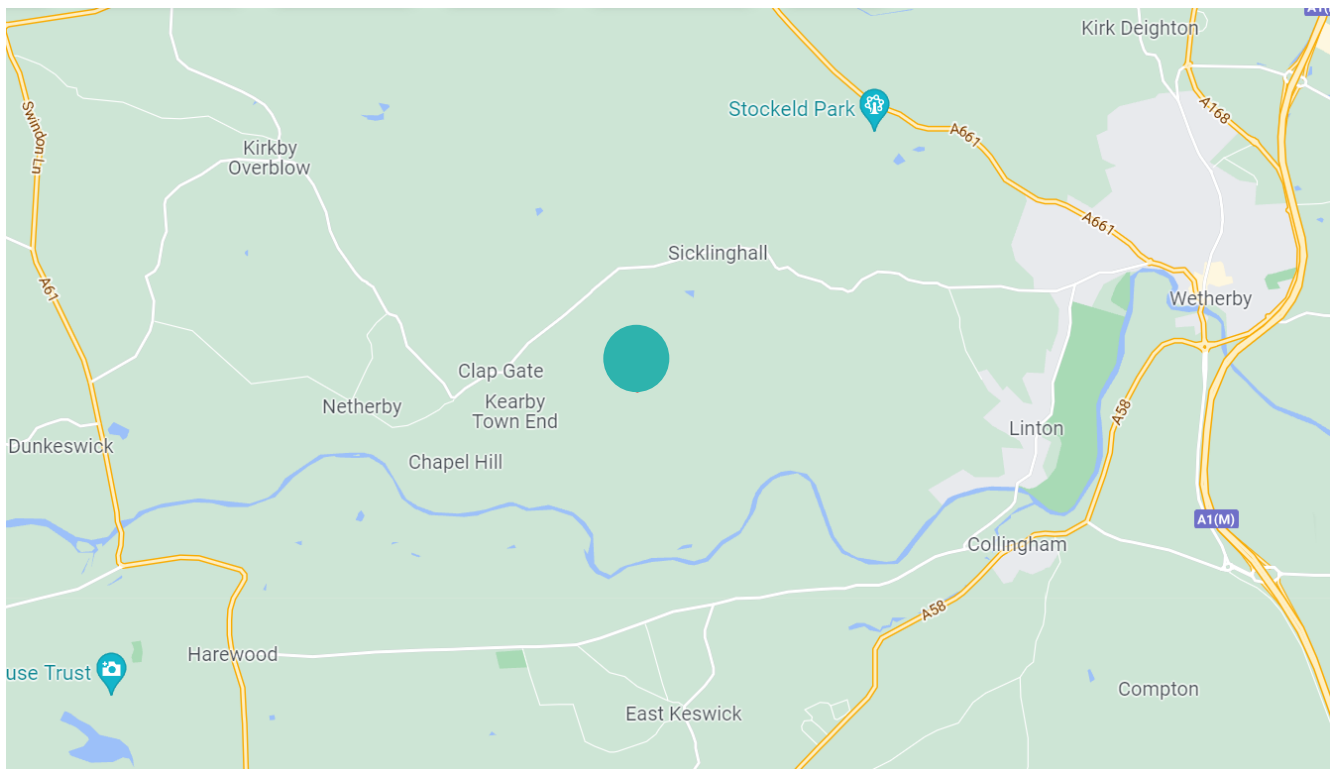
Warehouse accommodation available on a pre let basis and subject to Planning

Size – 10,750 sq ft

Rent – TBC and STC

LEASING CONSIDERATIONS

- New FRI lease for term of years to be agreed
- Comprising a modern steel portal frame unit warehouse of a specification to be confirmed.
- Subject to obtaining satisfactory Planning Permission
- Attractive rural surroundings
- Up to 10,750 sq ft
- Building to be constructed following a pre letting agreement
- Ample yard space and parking



LOCATION

Located The Carlshead Business Centre is located in Lower Wharfedale near the Village of Sicklinghall, three miles west of Wetherby. Leeds, Harrogate and York are all within easy reach, being 11 miles, 6 miles and 15 miles respectively. The A1(m) is 10 minutes away and Leeds Bradford Airport is just 20 minutes by car.

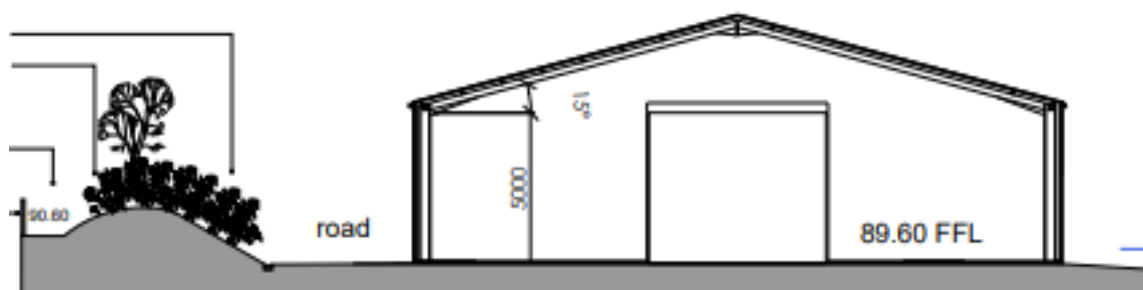
DESCRIPTION

Construction of the property is yet to commence and will do so once the occupant specification is agreed between parties.

The property will likely comprise a steel portal frame structure with a pitched roof with part blockwork elevations and the remainder skinned with profile steel sheet cladding, incorporating translucent roof panels.

Internally the property will benefit from W/C facilities, lighting, electric roller shutter door access, substantial eaves height and 3 phase power.

Externally the property will have a concrete surfaced yard area suitable for parking, loading and HGV access.



VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Lease terms to be agreed prior to construction

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 / 07552 476 571

07960 708 544

Email / steven@LM1.agency

matt@LM1.agency

November 2021

SUBJECT TO CONTRACT