

TO LET

LM ONE.

LIGHT INDUSTRIAL UNIT/COVERED STORAGE FACILITY



**Carlstonhill Farm, Paddock House Lane,
Sicklinghall, Wetherby, LS22 4BN**

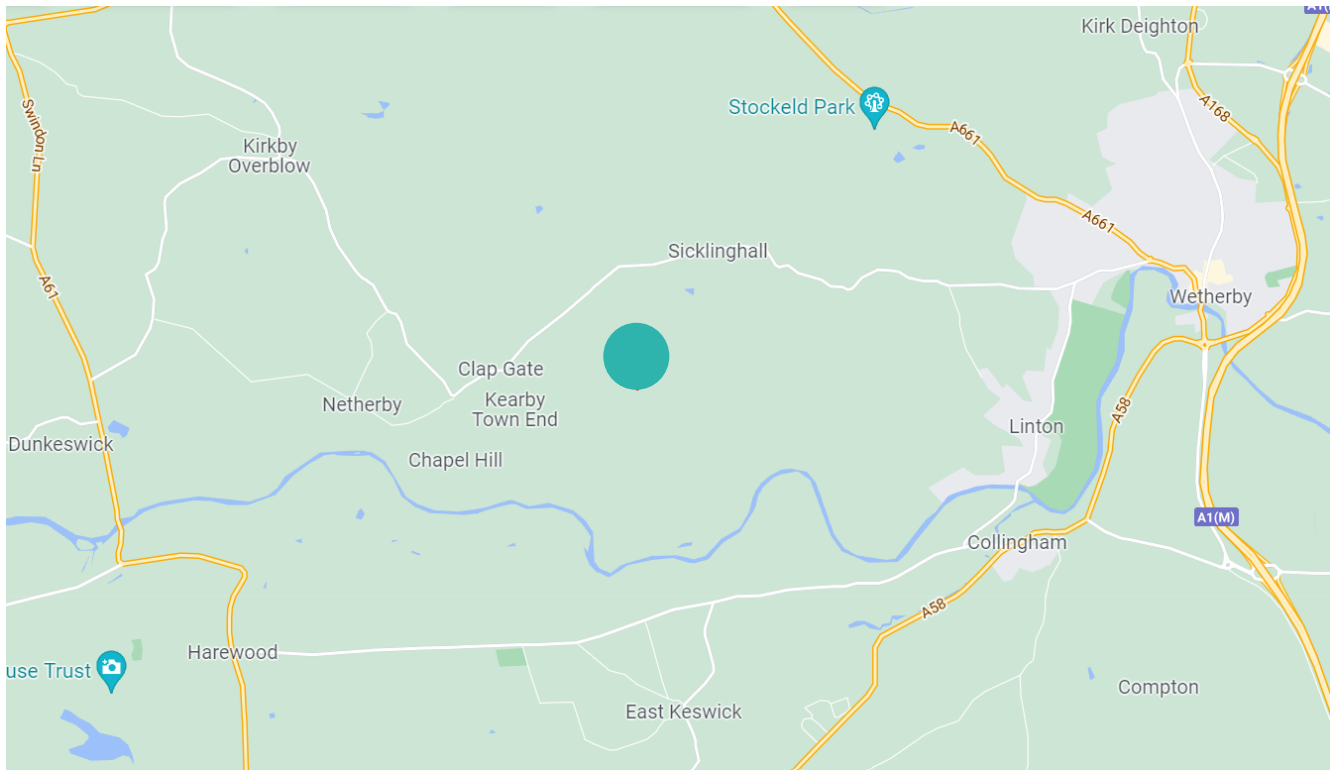
Rent – £10,000 pax

Size – 2,772 sq ft

- Ample on site parking and yard space

LEASING CONSIDERATIONS

- Available by way of a new FRI lease for term of years to be agreed
- Comprising a watertight steel portal frame unit
- Attractive rural surroundings
- 2,772 sq ft
- Quoting rent is £10,000 per annum
- 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

The property comprises a steel portal frame unit with breezeblock elevations three quarters of the way up to the eaves and the remainder timber slats. Timber slats on either gable end elevation. The roof is profile sheeting with translucent panels for natural light. The units benefit from a level concrete slab floor and access is via a roller shutter door, suitable for large vehicles and fork trucks.



VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Rent – £10,000 per annum

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

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SUBJECT TO CONTRACT