

# TO LET

# LM<sup>ONE</sup>.

INDUSTRIAL UNITS / WAREHOUSE  
WITH LARGE SECURE YARD NEAR J27  
OF THE M62



## **UNIT 13, 14 & 15 NORQUEST INDUSTRIAL ESTATE, PHEASANT DRIVE, BIRSTALL, WF17 9LT**

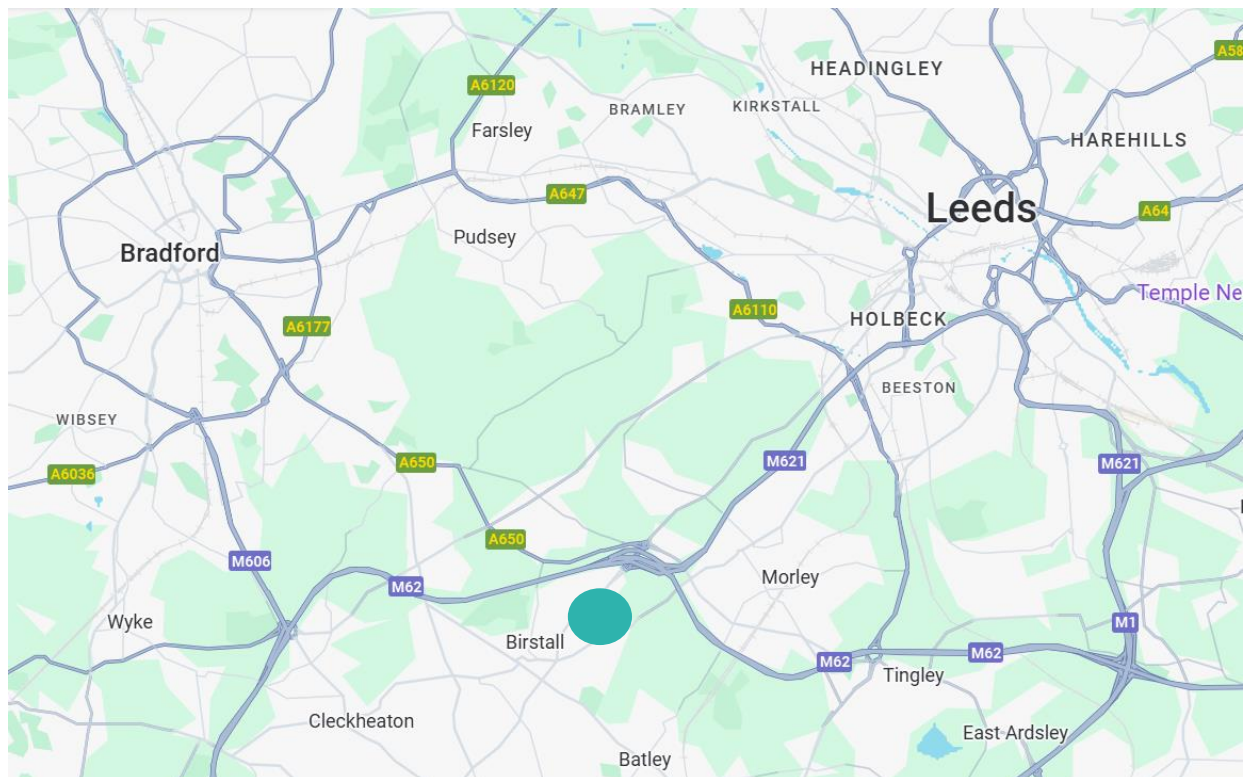
Rent – £81,201 per annum

Size – 13,800 sq ft

- Modern steel portal frame industrial units
- Excellent location near Junction 27 of M62
- 6 metre eaves and large secure yard area
- 3 ground level loading doors

# ASSIGNMENT CONSIDERATIONS

- Available by way of assignment or subletting
- 13,800 sq ft industrial / warehouse / trade counter space
- Passing rent £81,201 per annum
- Steel portal frame industrial units with insulated cladding
- Part of a terrace of industrial units under a double pitched roof with translucent roof panels.
- Excellent location with junction 27 of the M62 1 kilometre north
- 6 metre eaves
- Large secure yard with extra large electronically operated gate
- Integral office suite over ground and first floor with 3 full height electrically operated roller shutter door and personnel doors with roller security shutters.



## LOCATION

The industrial estate park is located in a well established distribution location with Gelderd Road (A62) feeding into Leeds city centre 5 miles north.

Junction 27 of the M62 which is intersected by the M621 is 1 kilometre north of the site, this gives optimal access the UK north to south via the M1 and east to west via the M62.

# DESCRIPTION

Units 13, 14, 15 comprise modern, mid terrace, industrial/warehouse premises of steel portal frame construction under a dual pitched insulated profile metal sheet roof incorporating translucent roof panels.

Loading is via 3 ground level electrically operated roller shutter doors. The unit has an eaves height of 6m, 3 phase power, solid concrete floor and ground and first floor offices space with a kitchenette.

The property benefits from a substantial secure yard area which is level and tarmac surfaced with an extra large electrically operated sliding gate, ideal for HGV deliveries.





## RENT

From £81,210 per annum, subject to VAT where applicable.

## TERMS

The unit will be available by way of an assignment or subletting of the existing Tenancy.  
Lease expiry date 31<sup>st</sup> October 2028

## EPC

Available on 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](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

September 2024

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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