



**TO LET**  
**PROMINENT REFURBISHED INDUSTRIAL/TRADE**  
**WAREHOUSE UNIT**

**24,073 sq ft**



- **Strategically located for access to Junction 5 of the M621 and Leeds city centre**
- **Benefitting from substantial prominence to the A653 Dewsbury Road**
- **Large service yard**

**CRESCENT TRADING ESTATE**  
**DEWSBURY ROAD**  
**LEEDS**  
**LS11 5JH**

## **UNIT 1 CRESCENT TRADING ESTATE, DEWSBURY ROAD, LEEDS LS11 5JH**

### **LOCATION**

Crescent Trading Estate is prominently situated within south Leeds with substantial frontage to the A653 Dewsbury Road. The A653 Dewsbury Road provides access direct into Leeds city centre along with excellent links to the M621 (Junction 5) and M61 and M62 corridor.

### **DESCRIPTION**

Crescent Trading Estate comprises a terrace of refurbished/modern industrial/trade warehouse units with steel portal framed construction with part block and part profile metal cladding to the elevations.

Unit 1 benefits from four ground level loading doors. The unit has been refurbished and externally benefit from large shared parking and loading areas. The unit has steel trussed roofs with the height to the underside of the truss to be approximately 7.1 metres.

### **ACCOMMODATION**

Unit 1 – 24,073 sq ft

### **RATEABLE VALUE**

<b>Description</b>	<b>Rateable Value</b>
Unit 1 Warehouse and Premises	£80,500
UBR 2017/2018	<b>£0.497</b>

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Authority as to the current rate liability.

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**ENERGY PERFORMANCE CERTIFICATE**

The units have the following Energy Performance Asset rating:-

Unit 1            63 (Band C)

A full copy of the EPC certificates are available upon request.

**TERMS**

Both units are available by way of a new full repairing and insuring lease. Tenants are responsible for a service charge contribution of approximately £0.30 per sq ft.

**RENT**

Unit 1   £84,000 per annum exclusive

All rents are payable quarterly in advance by direct debit.

**VAT**

All rents and other figures are quoted exclusive of VAT.

**LEGAL COSTS**

The incoming tenant is to be responsible for the landlord's reasonable legal costs should a formal lease be required. However, the landlord does have a standard in-house tenancy agreement which can be utilised and minimise legal costs.

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## **VIEWING / FURTHER INFORMATION**

For further information or to arrange a view please contact the joint sole letting agents

### **CARTER TOWLER LTD**

**Josh Holmes**

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### **MICHAEL STEEL & CO**

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**Details prepared August 2018**



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