

TO LET Wharfedale Property

Unit 3 Crescent Trading Estate, Dewsbury Road, Leeds LS11 5LQ

Modern Industrial Warehouse within Popular Trading Estate



9,547 ft² (886.95 m²)

Rent: On Application

- Established business park strategically located just outside Leeds Inner Ring Road
- Situated within gated estate with good front & rear yards and parking provisions
- Suitable for a variety of storage and manufacturing uses
- EPC Rating – C (70)

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Crescent Trading Estate is prominently situated fronting the A653 Dewsbury Road which forms a main arterial route into Leeds city centre. Junction 5 of the M621 is within close proximity, which provides quick and easy access to the regional motorway networks.

Description

Unit 3 has the potential to suit a variety of uses (subject to planning) including trade counter, general industrial, storage and distribution and self-storage. The property comprises a steel portal frame building finished in low level brickwork with profile cladding above. The eaves heights in units 2-5 are typically 7.33 metres and all units are served by ground level loading access doors to the front and rear which are a minimum of 4m wide by 5m high.

The estate offers occupiers a generous amount of external space and parking provision within large yards to both the front and rear of the site.

Services

Three phase electricity, water and drainage are connected to the property.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Business Rates

Unit 3 - Workshop & Premises: £35,750 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Service Charge & Buildings Insurance

Figures can be provided upon request.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Accommodation

Measured on a Gross Internal Floor Area basis, the Premises extends to 9,547 ft² (886.95 m²) and comprises:

Description	ft ²	m ²
Warehouse / Workshop	8,456	785.59
Ground Floor Offices / Trade Counter	1,091	101.36
First Floor Mezzanine (not inc. in GIA)	1,091	101.36

Terms

Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable.

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

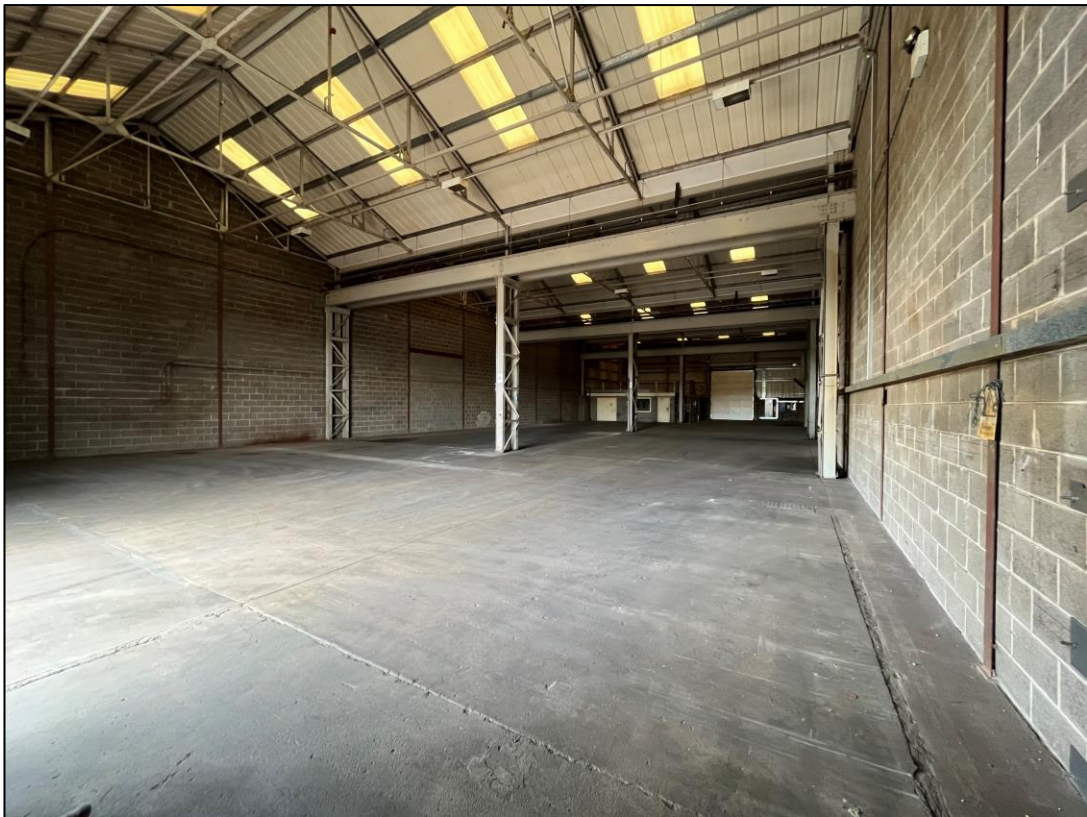
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