

TO LET

Wharfedale Property

Unit 1F Crescent Trading Estate, Dewsbury Road, Leeds, LS11 5LQ

Highly Prominent Showroom / Trade Counter / Office Unit with Parking



769 ft² (71.47 m²)

Rent: On Application

- High profile single storey showroom / commercial unit within our secure gated estate
- Benefiting from substantial prominence to A653 Dewsbury Road, handily positioned for access to Junction 5 of the M621 & Leeds City Centre
- EPC Rating: TBC

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

The unit occupies a prominent position within our secure fenced and gated estate fronting Dewsbury Road and comprises a single storey brick built showroom / trade counter / office building with integral WC and welfare facilities, suitable for a variety of uses (subject to planning). Further incorporating full height glazed frontage with external roller shutter security doors.

Externally, the unit benefits from an extensive shared yard area for loading and parking.

Terms

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

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.

Business Rates

Office and Premises: £5,000 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

VAT

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

Buildings Insurance & Service Charge

Figures can be provided upon request.

Accommodation

Measured on a Gross Internal Area basis, the units extend to approximately 769 ft² (71.47 m²) as a whole.

Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Wharfedale Property	Hannah Robinson	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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