



TO LET

**Light Industrial
Unit**

**1,160 sq ft
(107.8 sq m)**

- 3.9m Shutter Height
- Mezzanine
- Office Space
- Yard and Allocated Car Parking
- Gated Industrial Park

**Unit 9
Wortley Business Park
Leeds
LS12 4WE**

**Rental:
£14,000 per annum**

Location

The subject property is located within Wortley Business Park, positioned at the intersection between Tong Road (B6154) and Upper Wortley Road approximately 2 miles west of Leeds City Centre. The M1/M62 intersection is approximately 8 miles to the south of this location and the M621 motorway provides direct links between the City Centre and the wider motorway network.

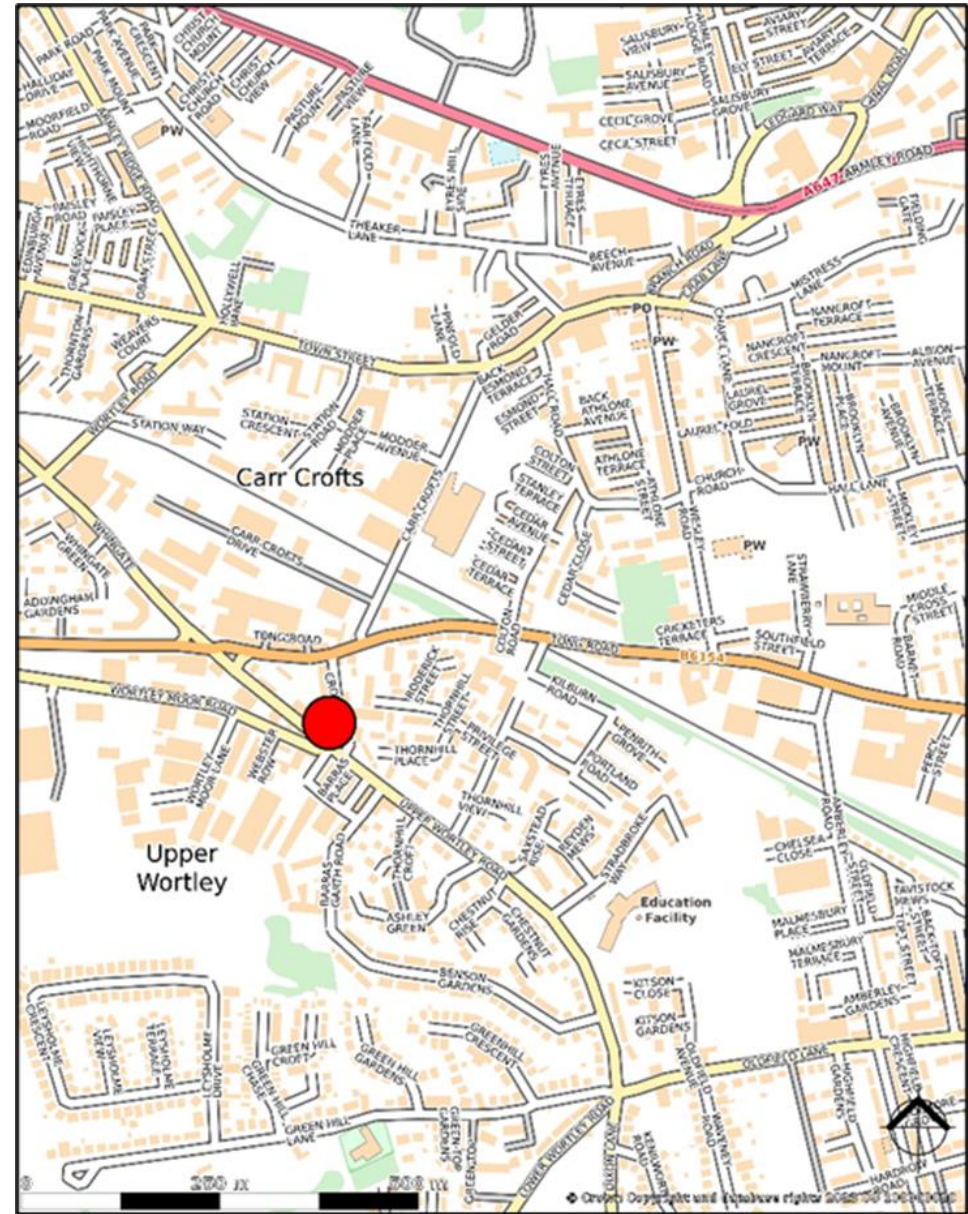
Description

The property is part of a development of 10 self-contained industrial units arranged in 2 terraces. Each unit is built around a steel portal frame with elevations of brick surmounted by steel profile cladding under a dual-pitched roof. The development is bordered by a security perimeter fence and the units provide generous parking. The unit benefits from a manual roller shutter, first floor mezzanine, kitchenette and WC facilities.

Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of:

Description	Sq Ft	Sq M
GF Warehouse / Industrial	1,160	108
Mezzanine	462	43
Total	1,622	151



Internal Images



Service Charge

A service charge is raised to the costs of management, maintenance and landscaping of the estate common areas.

EPC

The property benefits from an EPC rating of **E - 104**. A full copy is available on request.

Legal Costs

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

VAT

It is understood that VAT is applicable.

Terms

The property is available to let on a new effective full repairing and insuring terms at a quoting rental of £14,000 + VAT p.a.

Rateable Value

The current rateable value for the property is £8,900 within the 2023 Rating list.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Produced: July 2024

For more information, please contact:

0113 239 5770 | commercial@adairpaxton.co.uk | www.adairpaxton.co.uk

All Enquiries:

For further information or to arrange a viewing please contact:

Will Tomlin

Will.tomlin@adairpaxton.co.uk

0113 239 5776

Alfie Stevens-Neale

alfie@adairpaxton.co.uk

0113 239 5778

For all other commercial enquiries please contact:

commercial@adairpaxton.co.uk

0113 239 5770

Adair Paxton
Property Specialists  EST 1859