



**UNIT 17F  
CAPE INDUSTRIAL ESTATE  
FARSLEY  
PUDSEY  
LS28 5NA**

**TO LET**

**INDUSTRIAL/LOCK UP UNIT**

**598 SQ FT (55.6M<sup>2</sup>)**

**LOCATION**

Cape Industrial Estate is located on Coal Hill Lane close to its junction with Half Mile Lane in the popular West Leeds suburb of Farsley. The estate comprises characterful stone buildings that have been converted to house a variety of commercial businesses with ample parking for occupiers and visitors alike.

**DESCRIPTION**

Unit 17F is located at the ground floor of a former mill building and is located next to UltraFlex gym. The ground-floor unit comprises an open plan space, benefiting from a ceiling height of 2.8 metres. Within the building are shared WC facilities. The unit is accessed through 2 roller shutters. There is ample car parking on site for occupiers and their visitors.

**ACCOMMODATION**

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2<sup>nd</sup> Edition, January 2018, the unit provides an approximate Gross Internal Area of 598 sq ft (55.6m<sup>2</sup>).

**TERMS**

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£7,000p.a.**

**BUSINESS RATES**

The property has a 2024 Rateable Value of £2,650.

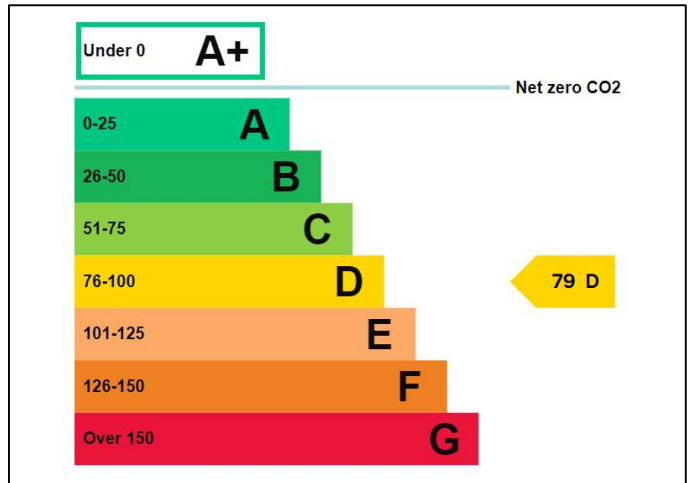
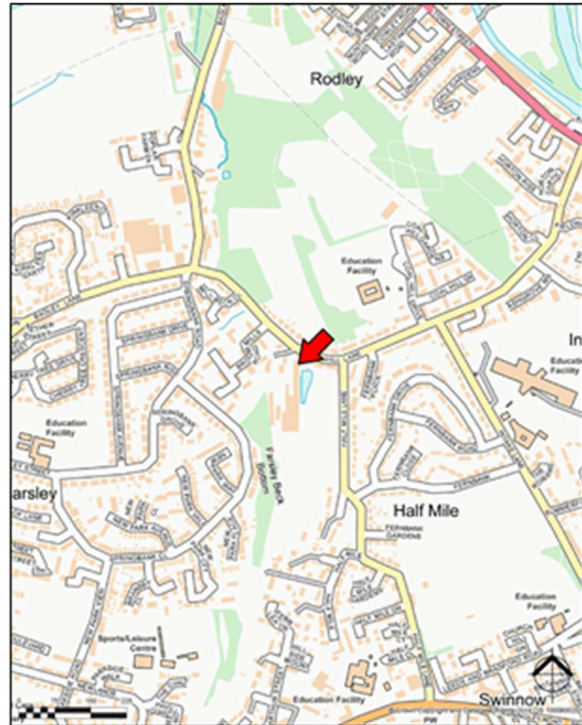
**VIEWING/FURTHER INFORMATION**

For further information or to arrange a viewing, please contact Will Tomlin on 0113 239 5776 ([will.tomlin@adairpaxton.co.uk](mailto:will.tomlin@adairpaxton.co.uk)) Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

**SUBJECT TO CONTRACT**

Details prepared October 2024

SPD/LPJ



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MISDESCRIPTONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.