

HYBRID LIGHT INDUSTRIAL / OFFICE UNIT

1,990 SQ FT (184.9 SQ M)

- 50% Industrial / 50% Office
- LED Lighting
- Kitchen, WC and shower facilities.
- Ground electric loading door
- Power assisted personnel door



TO LET

Unit 5, Lancaster Park
Lancaster Way,
Yeadon, Leeds
LS19 7ZE

£30,000
per annum



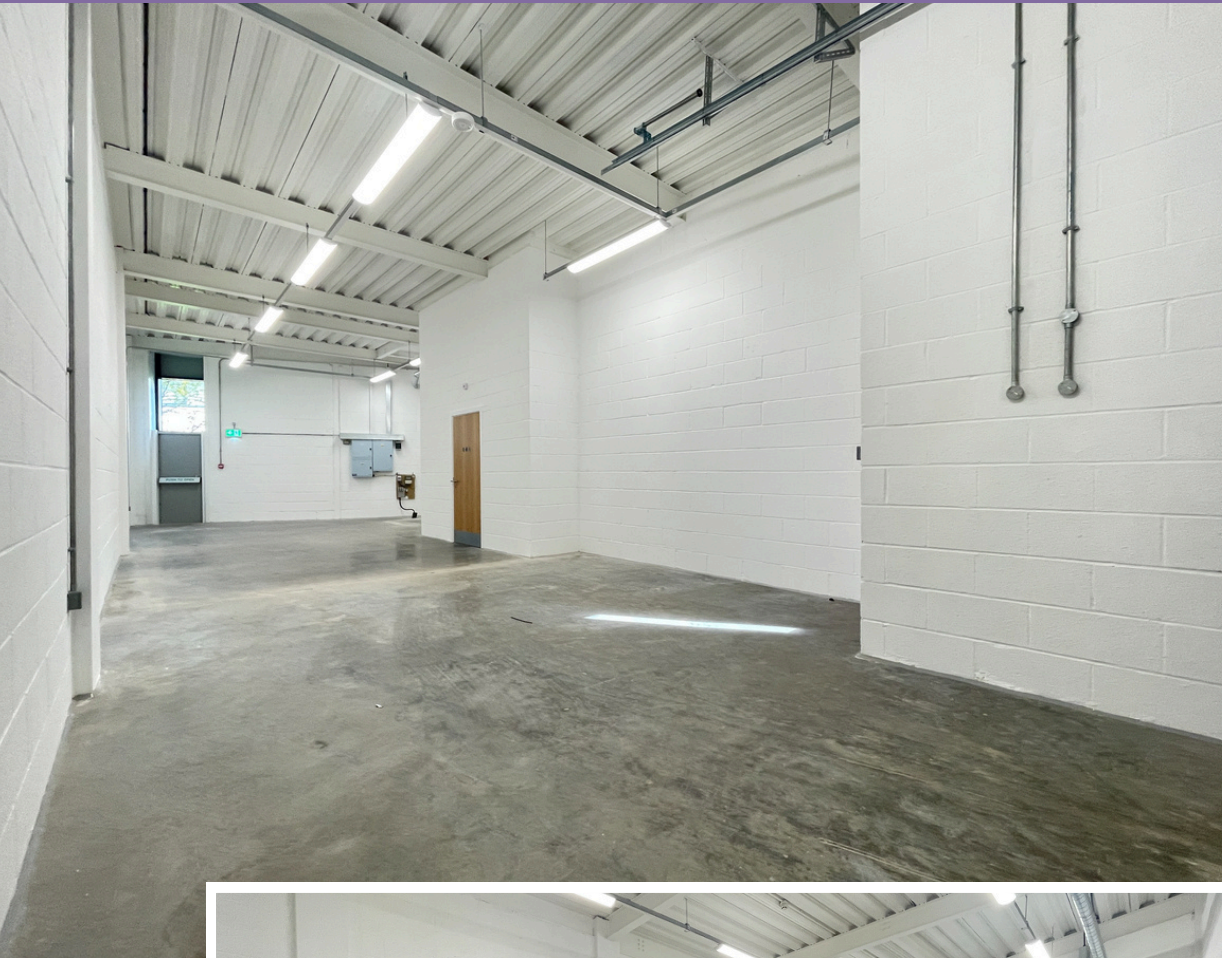
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LOCATION

Lancaster Park is prominently located on the edge of Leeds Bradford Airport, accessed immediately off Warren House Lane, close to the intersection of the A658, Harrogate Road.

The subject property is located approximately 9 miles to the northwest of Leeds city centre. Lancaster Park provides strong access routes to both Leeds and Bradford City Centres and benefits from a strong local public bus service and railway stations at both Horsforth, Guiseley and Apperley Bridge.





DESCRIPTION

Part of a new build scheme of hybrid light industrial/ office units of steel portal frame construction with part clad/ blockwork walls, unit 5 is positioned within a terrace of 5 two-storey buildings and benefits from ground floor loading with a separate personnel entrance and 5 allocated car parking spaces.

Unit 5 benefits from specifications including:

- 50% office / 50% light industrial
- Built to BREEAM 'Very Good' rating
- LED lighting
- 4m eaves in warehouse
- Ground floor loading door
- 3 phase power
- Fully fitted office accommodation
- WC and shower facilities
- Covered cycle storage
- Onsite EV charging



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:

	Sq Ft	Sq M
Ground Floor	995	92.45
First Floor	995	92.45
Total	1,990	184.9





EPC

The property currently benefits from an EPC rating of B-29.

TERMS

The property is available by way of a new lease for a minimum term of 5 years at a commencing rent of £30,000 + VAT per annum.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following property is listed with a Rateable Value of £25,500.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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