

WORKSHOP / STORAGE UNIT

1,095 SQ FT (101.7 SQ M)

- Modern Fit Out
- Ideal as a Food Preparation Unit
- Includes use of 2 car parking spaces
- Kitchen and WC Facilities



TO LET

Unit 1B, Park Centre
Station Road
Horsforth
LS18 5NX

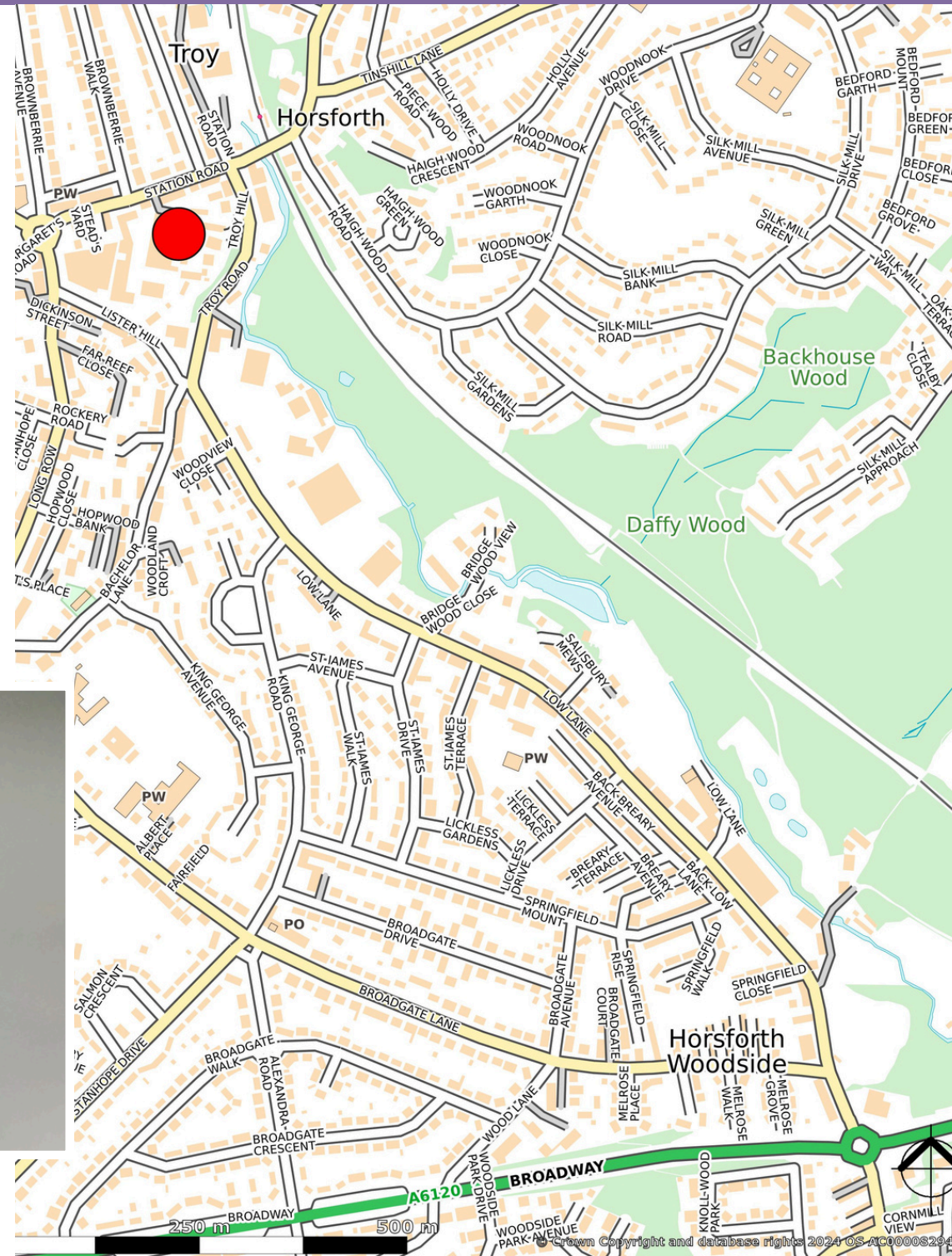
£12,000
per annum



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0113 239 5770 (Ext 2)

LOCATION

The unit is located within the Park Centre complex off Station Road in Horsforth, a suburb of Leeds approximately 5 miles north-west of the city centre. The location has good road links to both Leeds and Bradford and is situated approximately 1 mile from Leeds/Bradford International Airport, and ¼ mile from Horsforth railway station.





DESCRIPTION

The unit offers ground floor workshop/storage space which is currently fitted out to potentially suit food related users. The unit benefits from:

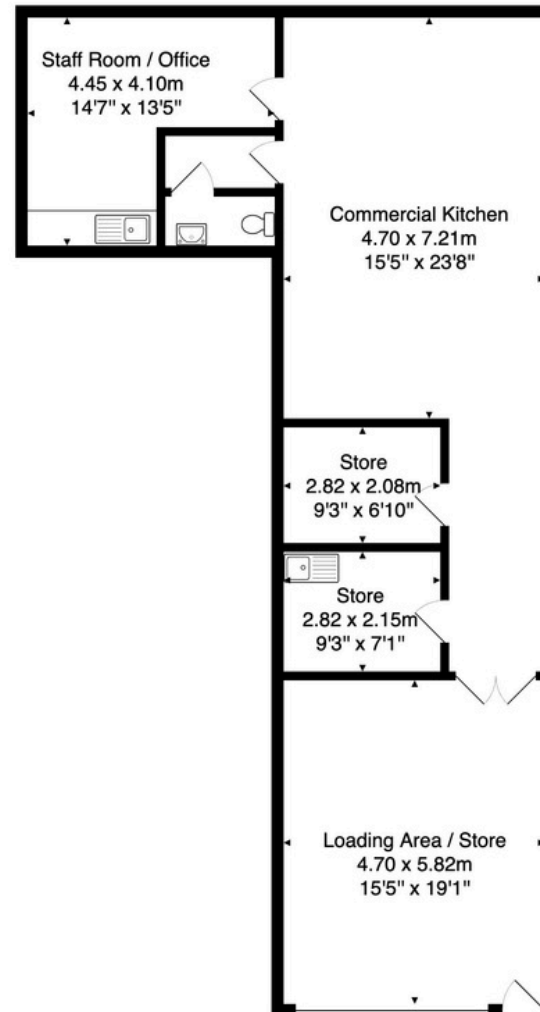
- Manually-operated roller shutter and separate pedestrian access door.
- Security alarm.
- LED lighting.
- 3-phase electricity supply.
- Wall mounted air conditioning.
- Kitchen and WC facilities.



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:

	Sq Ft	Sq M
Ground Floor	1,095	101.7
Total	1,095	101.7





EPC

The property currently benefits from an EPC rating of C-63.

VAT

VAT is not applicable.

LEGAL COSTS

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

TERMS

The unit is available by way of a new lease upon internal repairing and insuring terms at an initial rental of £12,000 p.a. (£1,000 pcm). Rental is inclusive of 2 parking spaces.

RATEABLE VALUE

According to the Valuation Office Agency website, Unit 1B has a current 2023 Rateable Value of £9,000. Interested parties are advised to make their own enquiries in this respect.

Subject to contract

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



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Property Specialists ■ ■ ■ ■