

Silver Court Industrial Estate

Intercity Way Leeds LS13 4LY

Warehouse | 1,167 - 17,291 ft²



Secure gated shared yard



Ground floor loading door



Approx. 4.56m eaves



Ample parking

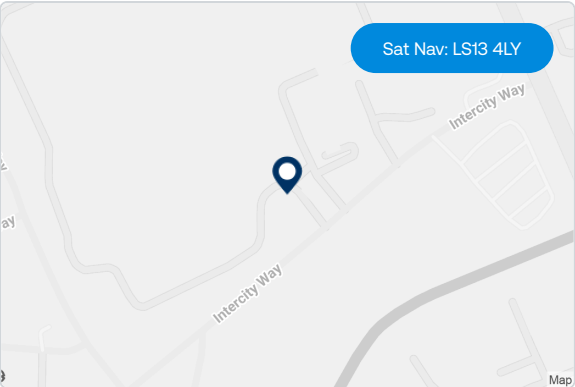


Three-phase power

Available to Let



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Description

Silver Court is a development comprising good quality industrial units in a range of sizes. The units are constructed around a steel portal frame, brick/ block elevations and sits under a pitched insulated profile sheet roof incorporating roof lights, approx. 4.56m minimum eaves, a single ground floor loading door and a concrete floor.

Location

Silver Court is situated on Intercity Way in Pudsey, approximately 200 yards from Swinnow Lane. Swinnow Lane in turn provides access onto the A647 Stanningley By-Pass, one of the major routes between Leeds and Bradford City Centres. The estate is located 0.5 miles from Pudsey Town Centre and the Owlcotes Shopping Centre. The units are superbly located for all local and regional amenities.

Further information

EPC
Unit 2-C, Unit 7-B, Unit 8-E, Unit 9-B, Unit 10-B, Unit 19-E

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 2	Warehouse	2,364	Immediately	2,068
Unit 7	Warehouse	1,167	Under offer	1,021
Unit 8	Warehouse	1,167	Under offer	1,021
Unit 9	Warehouse	2,364	Immediately	2,070
Unit 10	Warehouse	3,426	Immediately	2,998
Unit 19	Warehouse	6,803	Immediately	POA
Total		17,291		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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