

Grangefield Industrial Estate

Grangefield Industrial Estate Pudsey LS28 6QJ

Warehouse | 5,921 ft²



Secure car parking



Eaves height 5.5m



Ground level loading



24-hour access



Office space

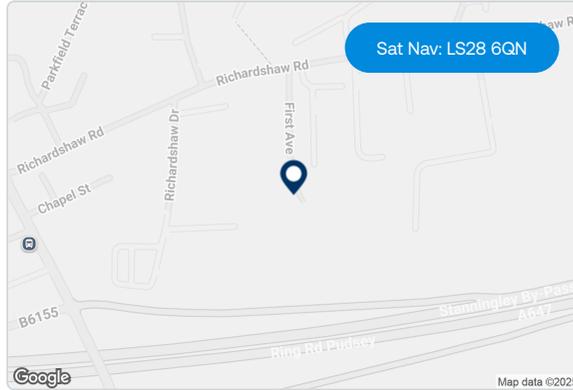


Refurbished

Available to Let

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Description

Unit 1 Grangefield Industrial Estate is a refurbished end of terrace warehouse unit of steel portal frame construction, which is surmounted by a pitched underclad roof, incorporating approximately 10% translucent perspex roof panels. The unit is 5,921 sq. ft. It features two large open plan offices and a breakout areas. The warehouse space benefits from concrete slab flooring and an eaves height of 5.5m, with access via a single ground level loading door. LED lighting throughout. Externally, there is a secure shared concrete service yard with parking for circa 8 vehicles.

Location

The subject property is situated on Grangefield Industrial Estate, which is situated on First Avenue, providing direct access to the Leeds Ring Road (A647) under half a kilometre away. The estate is located in Pudsey, circa 4.5 miles to the West of Leeds City Centre, and access to the national motorway network is via J1 of the M621 circa 3.5 miles to the south east of the property.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	5,921	Under offer	3,958
Total		5,921		

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.

Further information

EPC
Unit: C,
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.

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