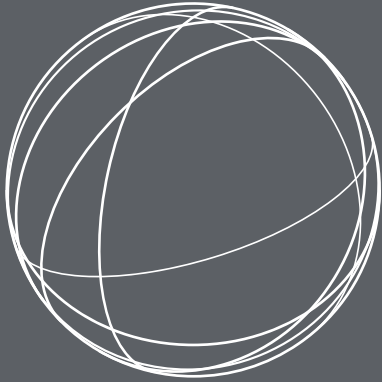


INDUSTRIAL UNIT TO LET

5,279 sq ft

MANAGED BY

Langtree



LENTON DRIVE UNIT 7

Parkside Industrial Estate,
Leeds, LS11 5JW



- | Recently refurbished
- | Internal office
- | Dedicated car parking
- | 6.2m eaves height



THE UNIT

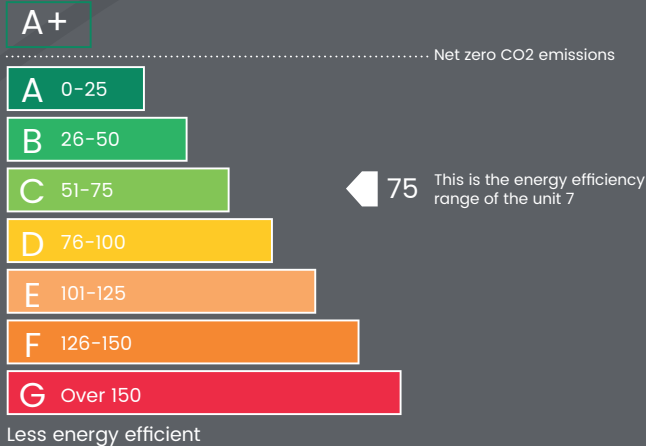
The unit is on a well located estate and comprises a single storey warehouse unit with ancillary office accommodation. Internally the unit benefits from an eaves height of 6.2m and a single roller shutter door, which is accessed directly from the shared service yard area to the front.

THE DETAILS

- | LED lighting throughout
- | 3 phase electricity

ENERGY PERFORMANCE CERTIFICATE

More energy efficient



VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

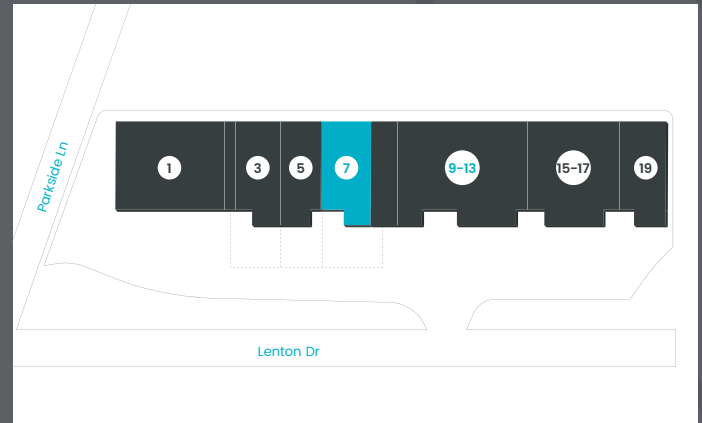
TERMS

The unit is available by way of a full repairing and insuring lease.

THE LOCATION

Lenton Drive is located approximately 1 mile south of Leeds City Centre. The estate is well located for the national motorway network with junction 5 of the M621 approximately 0.15 miles to the north.

SITE PLAN



www.langtreepp.co.uk/properties/lenton-drive

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. **November 2017.**

Designed by Future 01925 638 581 www.designbyfuture.co.uk

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