

**TO LET (MAY SELL)**  
**LIGHT INDUSTRIAL UNIT**  
**2,804 SQ FT (260.50 SQ M)**



**HOLDER & CO**  
Property Consultants



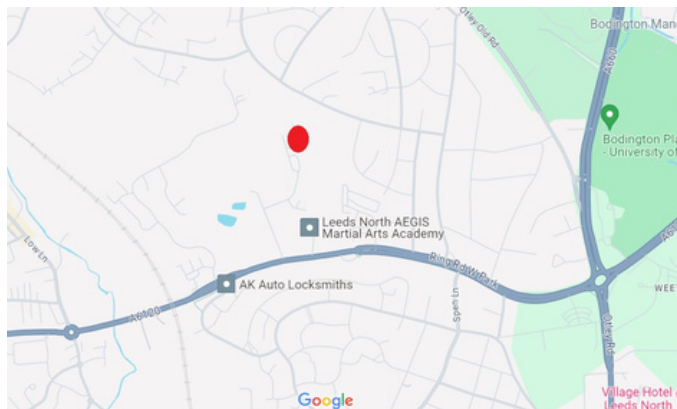
## **Unit 5**

### **Clayton Wood Close**

### **Leeds LS16 6QE**

- 2,804 sq ft (260.50 sq m)
- Established business park location
- 5 miles north west of Leeds City Centre
- Single roller shutter door
- Parking and loading





## LOCATION

Located on the popular Clayton Wood IE in Lawnswood approximately 5 miles north west of Leeds City Centre. The area is typified by a mixture of industrial, trade counter and office users.

## DESCRIPTION

An end-terraced industrial unit constructed in the 1980's and sharing a gated yard area with two other similar units. The building is of steel portal framed construction with a profile steel roof. Access to the warehouse is via a single manually operated roller shutter door. Internally the accommodation provides light industrial warehouse space with two storey offices.

## TERMS

The premises are offered on a new lease at a rental of £30,000 per annum, exclusive of VAT. The tenant will be responsible for payment of utilities and business rates in connection with their occupation. Alternatively our clients may consider a sale. Please contact the agents for further information.



## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to GIA:

Description	Sq M	Sq ft
Warehouse / Light Industrial	131.32	1,414
GF & FF Offices	129.14	1,390
<b>Total</b>	<b>260.50</b>	<b>2,804</b>

## RATEABLE VALUE

The property has a rateable value of £15,250. NOTE - Rates payable are based upon the Uniform Business Rate. Interested parties are directed to the Billing Authority.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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