

# TO LET

## Unit 7 Greencroft Works Yeadon Leeds, LS19 7LX



**HOLDER & CO**  
Property Consultants



## Unit 7 Greencroft Works Yeadon Leeds LS19 7LX

- 5.2m eaves height
- 1 Ground Level Loading Door
- Secure Shared Yard
- 3 Dedicated Parking spaces
- Rare Location Availability





## LOCATION

Located on the Greencroft Works development which is situated off Kirk Lane in Yeadon which lies approx. 8 miles northwest of Leeds City Centre and 7 miles to the northeast of Bradford.

## DESCRIPTION

Comprising a single storey, mid-terrace, modern refurbished light industrial unit. The unit has solid concrete floor, single phase power supply and a min eaves of 5.2m. Access is via an electronically operated loading door. The property has LED lighting, WC and kitchenette facilities and a mezzanine floor with offices.

## RATEABLE VALUE

The property has a rateable value of £14,750 and business rates will be charged by the Billing Authority according to the prevalent Uniform Business Rate currently payable. Further enquiries should be directed to Leeds City Council.



## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq M	Sq ft
Unit 7 Industrial	166.95	1,797
Mezzanine Offices	33.60	362
<b>Total</b>	<b>200.55</b>	<b>2,159</b>

## TERMS

Available on a new full repairing and insuring lease at a rental of £29,750 per annum.

## LEGAL COSTS

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

## CONTACT

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