



Unit 3

Matrix House, Donisthorpe Street, Leeds, LS10 1NZ

Showroom & Industrial Unit with Offices - To Let

6,409 sq ft
(595.42 sq m)

- LED Lighting
- Gas fired heating



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Summary

Available Size	6,409 sq ft
Rates Payable	£18,088.75 per annum
Rateable Value	£36,250
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction
EPC Rating	D (99)

Description

Unit 3 is a mid terraced modern industrial unit of steel frame construction with brick and clad elevations. The premises is fully heated and lit with loading, yard and turning to the rear and office/showroom entrance to the front Donnisthorpe Street elevation. The lighting and heating systems have recently been upgraded with a modern gas fired heating system and LED lights. The premises has a clear working height of just under 6m.

Location

The subject property is located on Donnisthorpe Street, at the intersection of the A61 and the A639 (Hunslet Road) to the south of the City Centre, within easy reach of the motorways and the arterial routes in the locality.

The surrounding area is of established industrial and showroom use

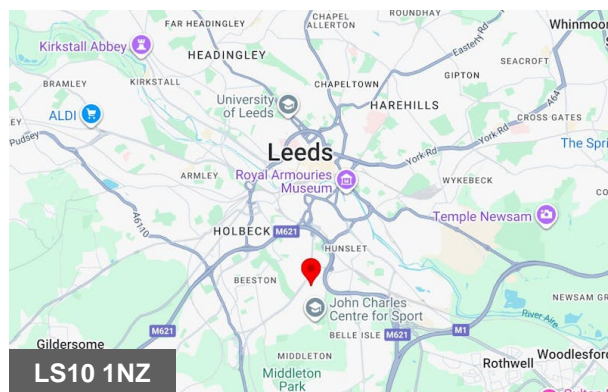
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office/Showroom	794	73.77	Available
1st - Office	794	73.77	Available
Ground - Warehouse/factory	4,821	447.89	Available
Total	6,409	595.43	

Terms

The property is offered by way of anew lease for a term of 5 years, rent to be agreed.



Viewing & Further Information

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