



Unit B1

Gibraltar Island Road, Hunslet, Leeds, LS10 1RJ

STORAGE / OFFICE UNIT WITH YARD

690 sq ft
(64.10 sq m)

- Self contained building
- 3 phase electricity
- Office/reception area & WC
- Suitable for a number of uses (STP)
- Electric roller shutter

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Summary

Available Size	690 sq ft
Rent	£14,500 Per annum
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property comprises a detached brick built building under a pitched corrugated metal sheet roof and a concrete floor. Access to the property is via a shared yard with double door pedestrian access to the front. The building benefits from electric roller shutters on the front door and windows along with parking at the front and 3 phase electricity.

Location

The premises is situated in a strong industrial/business location within 1 mile of the M621 motorway and with easy access to Leeds City Centre which is approximately 3 miles to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit.	690	64.10	Available
Total	690	64.10	

Specification

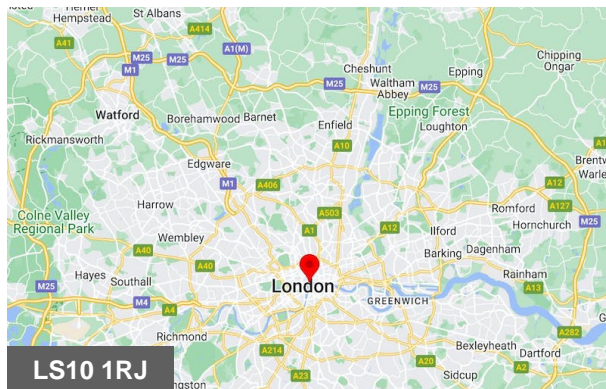
- *Excellent location close to the city centre
- *Designated parking
- *Secure roller shutters on doors and windows
- *3 Phase

Terms

The unit is available on a new full repairing and insuring basis, for a number of years to be agreed, subject to surrender of the existing lease.

EPC

Further information is available upon request.



Viewing & Further Information



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