



# Holbeck Lane Industrial Estate

LS11 9UN



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Available for Immediate Occupation



Unrivalled access to  
Leeds City Centre



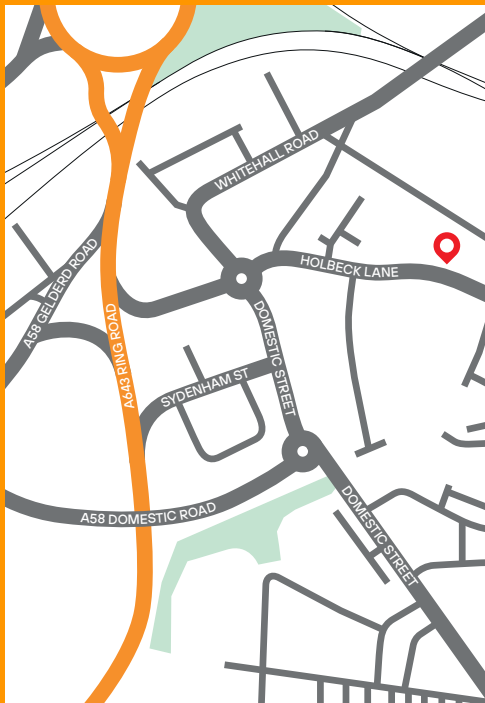
Prominently  
located



High quality  
specification

To Let three brand new light  
industrial / warehouse units

**Holbeck Lane Industrial Estate** is located on Holbeck Lane, less than 1 mile south west of Leeds City Centre. The estate offers unrivalled access to the City Centre and has excellent connectivity to the wider road network with access to the M621, Junctions 2 & 3 within 1 mile.



## Description

The scheme comprises a terrace of four brand new light industrial / warehouse units with fully fitted offices and facilities. The units will be of steel portal frame construction with double skin insulated cladding and brick elevations which sit under an insulated pitched roof. To each unit, access is by an electrically operated sectional overhead loading door. High quality ground and first floor office accommodation incorporates LED lighting, modern WC and kitchen facilities.

## Specification

- High quality specification
- Fully fitted offices
- 6m eaves
- Electric ground level loading doors
- 12% translucent roof lights
- WC & kitchenette facilities
- 3 phase power
- Dedicated parking

## Accommodation

The units provide the following approximate gross internal floor areas:

No.	sq ft	sq m	EPC
<b>Unit 1</b>	LET	LET	B (48)
<b>Unit 2</b>	1,725	160.3	B (38)
<b>Unit 3</b>	1,450	134.7	B (50)
<b>Unit 4</b>	1,450	134.7	B (41)

## Terms

The units are available on a new full repairing and insuring basis for a number of years to be agreed. Rent on application. For more information please contact the joint agents.

## VAT

VAT is applicable.

## Further information

For further information or to arrange a viewing, please contact either of the joint agents.

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