



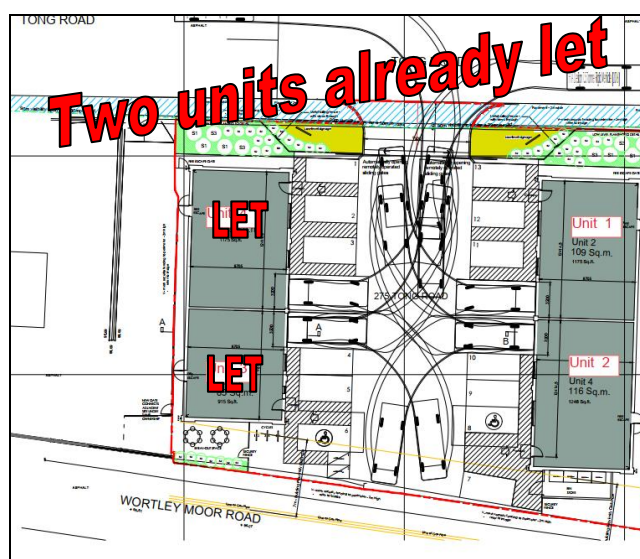
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

A QUALITY DEVELOPMENT OF NEW TRADE COUNTER/ LIGHT INDUSTRIAL UNITS WITH

**WINDMILL BUSINESS PARK, 275 TONG ROAD,
LEEDS, LS12 4NQ**

85 – 419m² (915 – 4,510 sq. ft)



‘Two units let – two remaining’

- Anticipated to be available from Spring 2025
- New prominent roadside business units
- Suitable for trade counter and light industrial uses
- Main arterial route, accessible to Leeds Ring Road and motorway network

0113 2348999

Location

Windmill Business Park is located fronting and accessed from Tong Road (B6154) approximately two miles to the south west of Leeds city centre, close to the Leeds Ring Road and access to the motorway network. The property is located within an area of mixed land use adjacent to modern offices.



Description

The premises comprise a new development of four light industrial/trade counter units occupying a level and regular shaped site including surfaced access roadway, circulation and loading.

The unit specification includes:

- 6.0m eaves
- Self contained
- Steel roller shutter door
- Independent utilities

Accommodation Schedule

Unit 1	109m ² (1,173 sq. ft)	Available
Unit 2	116m ² (1,249 sq. ft)	Available
Unit 3	85m ² (915 sq. ft)	LET
Unit 4	109m ² (1,173 sq. ft)	LET
Total	419m² (4,510 sq. ft)	

Services

Mains three phase electricity, water and drainage are connected to the units.

Business Rates

The units are to be assessed for Business Rates.

Energy Performance Certificate

The premises are to be let with a satisfactory EPC.

Lease Terms

The units are offered to let by way of new tenant's full repairing and insuring leases for terms to be agreed, incorporating regular upward only rent reviews.

Rent

Unit 1	£17,625 per annum
Unit 2	£18,750 per annum
Unit 3	LET
Unit 4	LET

The rents are to be payable quarterly in advance exclusive of Business Rates, utilities, building insurance and service charge.

VAT

The rent is quoted exclusive of VAT. It is understood VAT will be applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful tenant applicant prior to instructing solicitors.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Windmill Business Park is anticipated to be available to let from Spring 2025, inviting enquiries now. Viewings can be conducted in due course.

For further information, contact the sole agents:-

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Our Ref: 3633/A/S
April 2025

Subject to Contract



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.