



# TO LET

**Unit 11 Prospect Park, Grangefield Industrial Estate,  
Pudsey, LS28 6LF**

**20,198 sq. ft (1,876.49 sq. m)**

## Industrial / Warehouse Premises

- Good access to the M621 Motorway, Leeds and Bradford City Centres
- Eaves height of 7.4 metres
- Good sized shared secure yard and loading area
- Secure estate

**0113 245 6000**

**GentVisick.com**





## Location

The property is strategically located within the established Grangefield Industrial Estate and benefits from good access to Junction 1 of the M621 Motorway, Leeds and Bradford City Centres.

The unit is accessed off Richardshaw Road, which leads directly to the Stanningley Bypass (A647) via Richardshaw Lane (B6155).

## Description

The property comprises an industrial / warehouse premises which benefits from the following specification;

- Eaves height of 7.4 metres
- Good sized shared secure yard and loading area
- Loading via a single ground level roller shutter door
- Secure estate

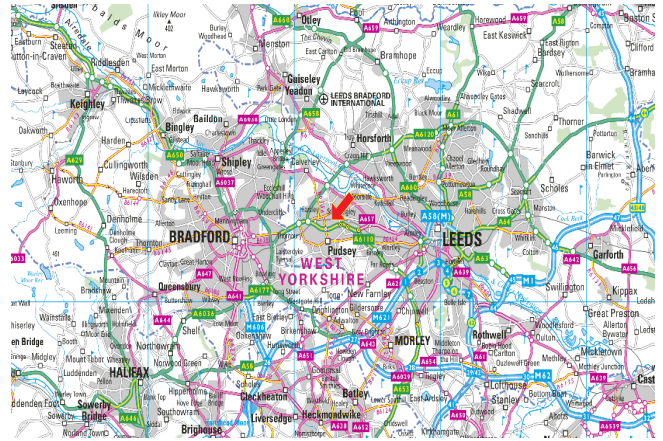
## Accommodation

Accommodation	sq. m	sq. ft
Upper Floor	1,368.27	14,728
Lower Floor	508.22	5,470
<b>Total</b>	<b>1,876.49</b>	<b>20,198</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.



## EPC

A copy of the EPC certificate and report are available on request.

## Rateable Value

The property is listed in the 2017 rating list with a rateable value of £72,000. This does not constitute rates payable.

## Legal Costs

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

## Viewings

For further information or to arrange a viewing please contact;

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