



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**UNIT 5 GREENCROFT MILL, KIRK LANE
YEADON, LS19 7LX**



TO LET

WAREHOUSE/INDUSTRIAL UNIT WITH YARD

1475 SQ. FT. (137 SQ. M)

CAR PARKING

RENT: £22,125 P.A.

CONTACT:

Richard Heslop – 01943 662662
richard@de-commercial.co.uk

Unit 5 Greencroft Mill, Kirk Lane, Yeadon, LS19 7LX

LOCATION

Yeadon is a busy suburb, 8 miles northwest of Leeds city centre with excellent transport links to both Leeds and Bradford.

Greencroft Mill is situated off Kirk Lane. A wide range of retail, Aldi and Morrisons supermarkets and various pubs, cafes and restaurants are all within a few minutes' walk.

DESCRIPTION

The Greencroft Mill development comprises a terrace of 9 warehouse / storage units, utilising stone from the original mill building.

Unit 5 extends to 1475 sq. ft. with a maximum eaves' height of 5.3m, therefore allowing a mezzanine to be installed if required.

The unit is of stone construction incorporating a steel portal frame. Fully insulated internally with roof lights and mains services (electric and water). There is also a shower / W.C. provided.

Externally there are three car parking spaces allocated.

TERMS

The property is available on a new lease for a term by arrangement. The quoting rent is £22,125 p.a.

RATEABLE VALUE

The building has an RV of £17,750.

LEGAL COSTS

Each party responsible for their own legal costs.

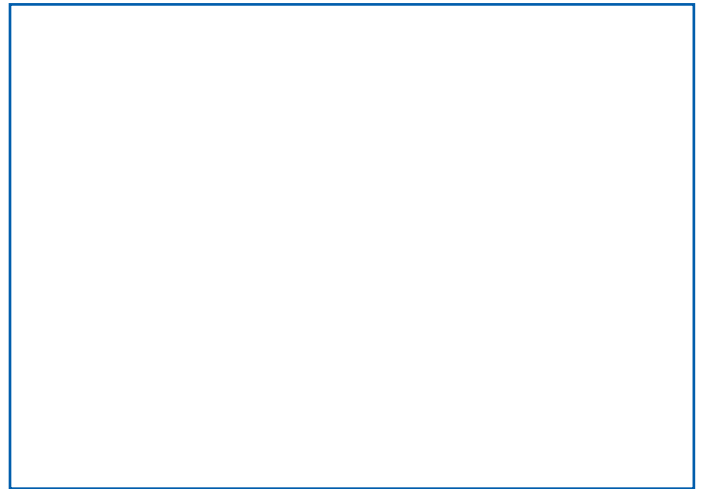
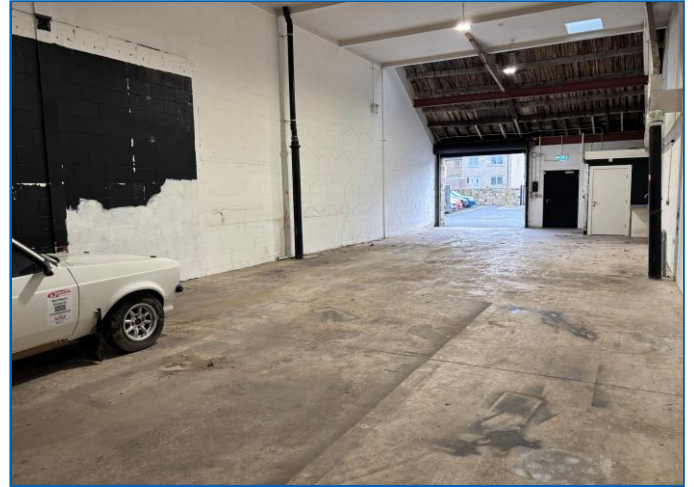
SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@de-commercial.co.uk





MISREPRESENTATION ACT

DE Commercial for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (ii) DE Commercial cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation or other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy (iii) no employee of DE Commercial has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property (iv) prices quoted may be subject to VAT and (v) DE Commercial will not be liable in negligence or otherwise, for any loss arising from the use of those particulars. All rents/prices are quoted exclusive of VAT if applicable.

Money Laundering Regulations (introduced 26th June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.