

INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**HENSHAW WORKS
HENSHAW LANE, YEADON
LS19 7RZ**



MODERN WAREHOUSE

7870 SQ FT (730 SQ. M)

TO LET

RENT: £43,000 P.A.

CONTACT:

Richard Heslop – 01943 662662
richard@daleeddison.co.uk

Henshaw Works Henshaw Lane LS19 7RZ**LOCATION**

Henshaw Lane is a well established commercial area located close to the junction with the A65 and the A65/A658 intersection.

The A65 provides good transport links for the Airedale and Wharfedale conurbations. Leeds City Centre is 6 miles (approximately) east and Leeds/Bradford Airport 2 miles to the north.

DESCRIPTION

The building comprises a modern steel portal framed warehouse with a minimum eaves height of 3.8m and a maximum of 6m. The unit benefits from profile metal cladding to elevations and roof incorporating translucent panels.

Externally there is a good sized yard and car parking.

SPECIFICATION

- * 3.8m minimum eaves height rising to 6m
- * Concrete floor
- * 5m wide loading door
- * Internal offices
- * Canteen and W.C.s
- * Fluorescent strip lighting
- * External yard
- * Car parking

ACCOMMODATION

	Sq. Ft.	Sq. M.
Warehouse	7314	679
Amenities	556	51
TOTAL	7870	730

RATEABLE VALUE

The property is listed as having a rateable value of £21,394 in the 2010 rating list.

TERMS

The property is available by way of a new lease on terms to be agreed. The quoting rent is £43,000 p.a.

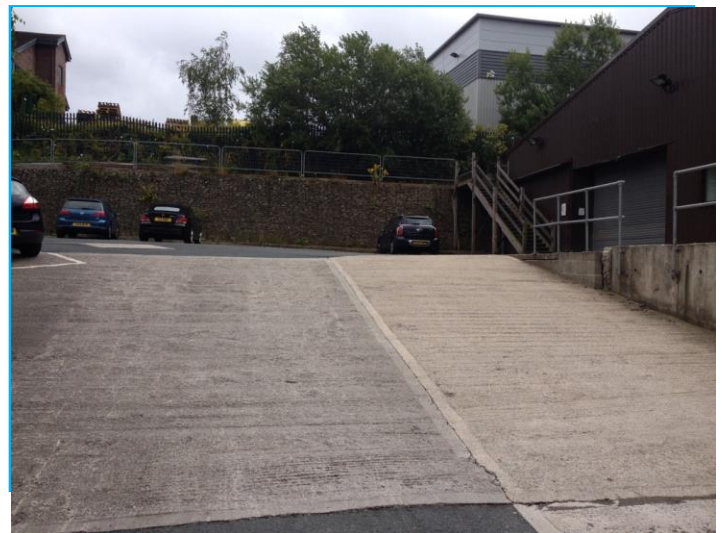
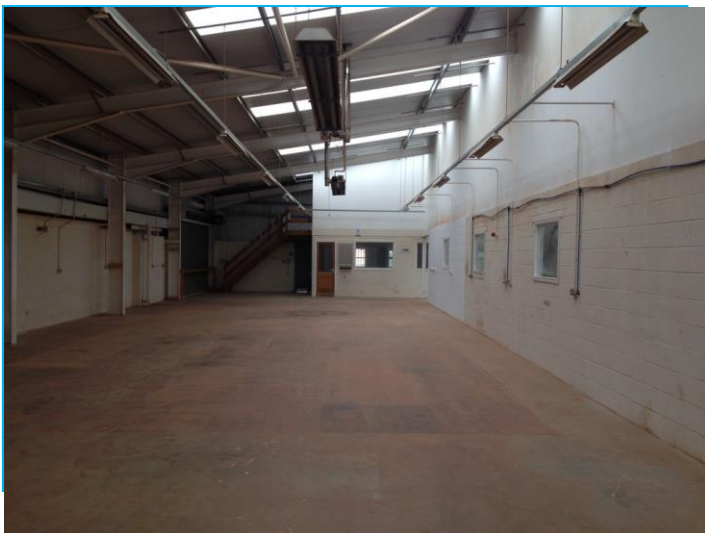
SERVICES

We understand that all mains services are installed or available, however we recommend that prospective occupiers make their own enquiries and satisfy themselves with regards to the availability, suitability and capacity of such services.

FURTHER INFORMATION

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