



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT
UNIT 4 MILNERS ROAD
YEADON
LS19 7JE



TO LET
WAREHOUSE WITH ANCILLARY STORAGE
AND PARKING
950 SQ. FT. (89 SQ. M)

RENT: £12,000 P.A.

CONTACT:
Richard Heslop – 01943 662662
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LOCATION

Milners Road is a well-established commercial area located close to the junction of Kirk Lane with the A65. There is good access to the local retail and leisure amenities of both Yeadon and Guiseley town centres.

DESCRIPTION

The property is arranged over ground and first floors and has recently undergone complete refurbishment to provide a modern hybrid unit, comprising warehouse on the ground floor and offices/light storage at first floor level.

ACCOMMODATION

	Sq. Ft.	Sq. M
Ground floor – Warehouse Full Height	230	21
Restricted Height	365	34
Mezzanine Storage	250	23
Office	105	11
TOTAL	950	89



EPC
Awaiting EPC

SPECIFICATION

2 Roller shutter doors;
External parking / small yard;
LED lighting;
Electric heating (office area);
Eaves height 18' maximum;
Secure personnel door.

TERMS

The property is available on a new lease for a term by arrangement. Quoting rent is £12,000 p.a.

LEGAL COSTS

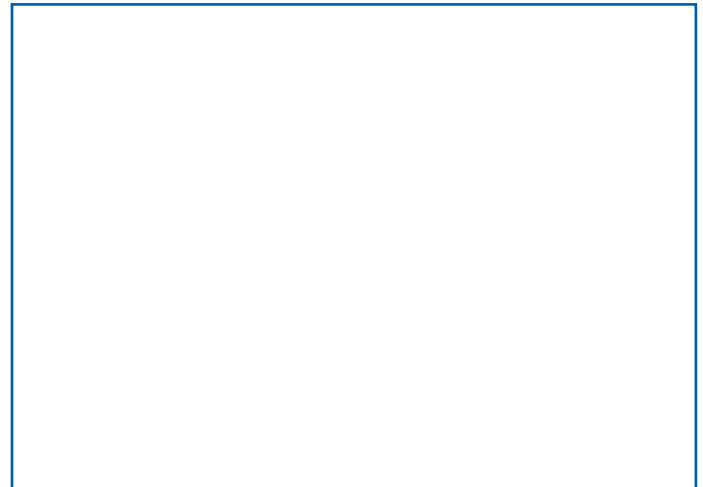
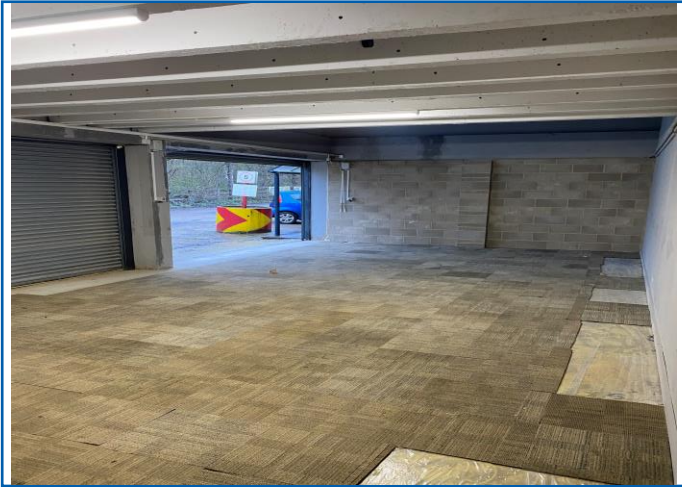
Each party responsible for their own legal costs.

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

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