



**INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT**  
**UNIT D, MILNERS ROAD,**  
**YEADON, LS19 7JE**



**TO LET**  
**WAREHOUSE AND STORAGE SPACE**  
**900 SQ. FT. (84 SQ. M)**

**RENT: £9,450 P.A.**

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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.

The A65 provides good transport links for the Airedale and Wharfedale conurbations. Leeds City Centre is 9 miles (approximately) east and Leeds/Bradford airport 2 miles north.

## DESCRIPTION

Unit D comprises the end unit of a terrace of 3 small self-contained warehouse/storage buildings. Constructed within a steel portal frame with profile metal cladding, the unit offers good specification open plan accommodation.

## ACCOMMODATION

FLOOR	SQ.FT	SQ.M
Unit D	900	84
<b>TOTAL</b>	<b>900</b>	<b>84</b>

## SPECIFICATION

Electrically operated full height roller shutter door.

Eaves height 17 ft. (5.5m) max.

Secure personnel door.

Lighting.

Small Yard / parking area.

## TENURE

The building is offered on flexible lease terms at an initial rent of £9,450 p.a.

## RATES

Rateable value £6,600.

## EPC

Awaiting EPC.

## SERVICES

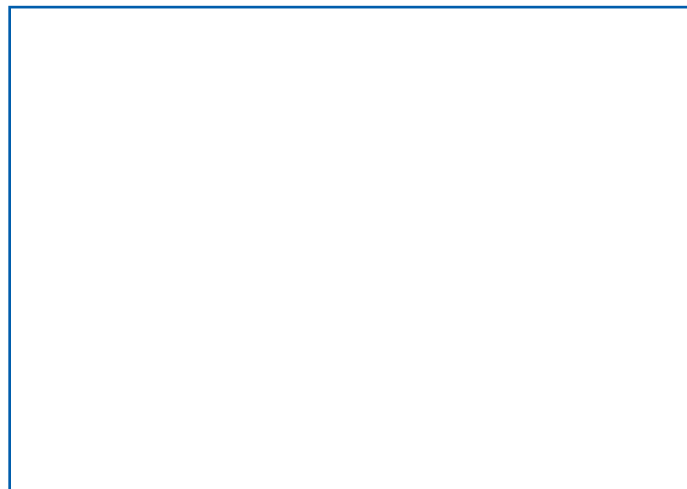
We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

## VIEWING

Strictly by appointment only, contact:-

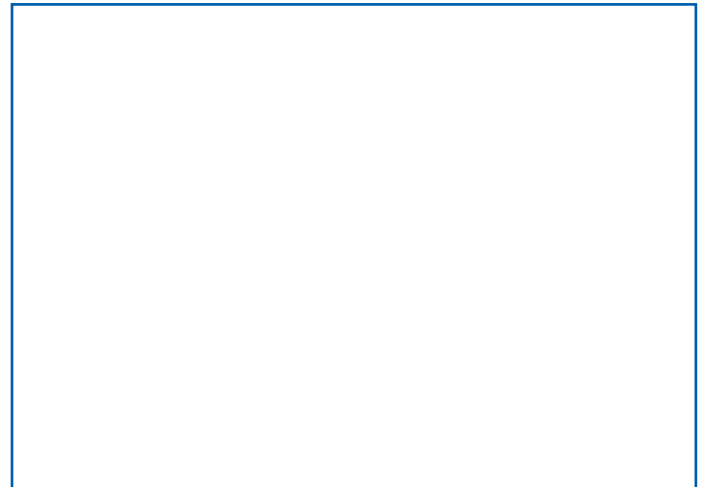
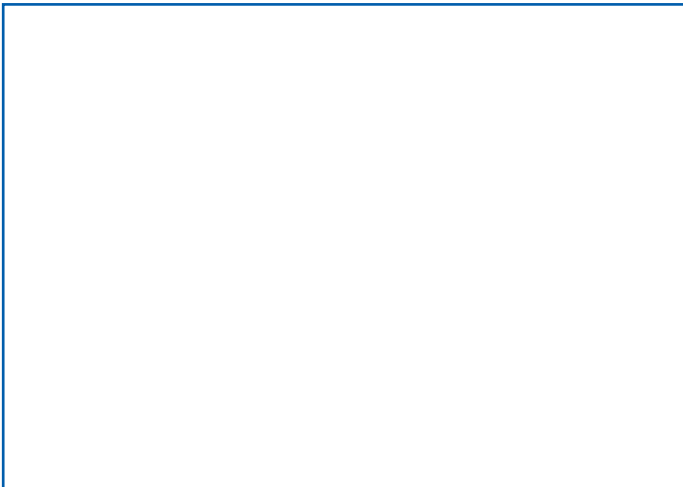
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