# **Holbeck Lane** Industrial Estate

# **LS11 9UN**

What3words ///spaces.view.bunch



Unrivalled access to Leeds City Centre

Prominently located



High quality specification

## Under construction Available Q3 2023

To Let four brand new light industrial / warehouse units

Holbeck Lane Industrial Estate is located on Holbeck Lane, less than 1 mile south west of Leeds City Centre. The estate offers unrivalled access to the City Centre and has excellent connectivity to the wider road network with access to the M621, Junctions 2 & 3 within 1 mile.



Floor Plans

Ground Floor



First Floor



#### Description

The scheme comprises a terrace of four brand new light industrial / warehouse units with fully fitted offices and facilities. The units will be of steel portal frame construction with double skin insulated cladding and brick elevations which sit under an insulated pitched roof. To each unit, access is by an electrically operated sectional overhead loading door. High quality ground and first floor office accommodation incorporates LED lighting, modern WC and kitchen facilities.

#### **Specification**

- High quality specification
- Fully fitted offices
- 6m eaves
- Electric ground level loading doors
- 12% translucent roof lights
- WC & kitchenette facilities
- 3 phase power
- Dedicated parking
- Ultrafast fibre infrastructure

#### Accommodation

The units provide the following approximate gross internal floor areas:

No.	sq ft	sq m
Unit 1	1,725	160.3
Unit 2	1,725	160.3
Unit 3	1,450	134.7
Unit 4	1,450	134.7

#### Terms

The units will be available on a new full repairing and insuring basis for a number of years to be agreed. Rent on application. For more information please contact the joint agents.

### EPC

An EPC of Band B is being targeted for the development. A copy of the certificate will be available on practical completion.

## VAT

VAT is applicable.

#### **Further information**

For further information or to arrange a viewing, please contact either of the joint agents.

#### Hazel Cooper

hazelcooper@cartertowler.co.uk

Josh Holmes joshholmes@cartertowler.co.uk

Max Vause maxvause@cartertowler.co.uk

Richard Barker richard@michaelsteel.co.uk

Ben Preston ben@michaelsteel.co.uk





#### Misrepresentation Act 1967 and the Property Misdescriptions Act 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Michael Steel & Co and Carter Towler for themselves and the vendor as agents for the vendor give notice that: We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information in the particulars as thements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or them ends, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. April 2023.

Architype | 07793 764 767 | architypecreative.com