


TO LET

Unit 4 Whitehall Court, Whitehall Road, Leeds, West Yorkshire, LS12 5PE

8,250 Sq Ft (766.42 Sq M)

Modern Warehouse / Industrial Premises

- Superb access to Junction 1 of the M62 Motorway and Leeds City Centre
- Eaves height of 6.48 metres
- Good sized secure yard area
- Loading via a single ground level roller shutter door
- High quality ancillary offices

 **0113 245 6000**

 **[GentVisick.com](https://www.gentvisick.com)**





Location

The property is situated on the established and highly popular Whitehall Court Industrial Estate, which is strategically located just over ½ mile from the Leeds Outer Ring Road (A6110), circa 1.5 miles from Junction 1 of the M621 Motorway and approximately 3.5 miles to the south west of Leeds City Centre.

Whitehall Court Industrial Estate is accessed off Whitehall Road (A58), which leads directly onto the Leeds Outer Ring Road (A6110).

Description

The property provides a modern semi-detached warehouse / industrial unit the following specification:-

- Eaves height of 6.48 metres
- Good sized secure yard and loading area
- Loading via a single ground level roller shutter door
- High quality ancillary offices

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	693.98	7,470
Offices	72.46	780
Total	766.44	8,250

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob
0113 285 5984
jonathan.jacob@gentvisick.com

Paul Mack
0113 285 5981
paul.mack@gentvisick.com

☎ 0113 245 6000

🖱 GentVisick.com



GentVisick

Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.