

TO LET

MODERN WAREHOUSE PREMISES

18,970 SQ FT (1,762.45 SQ M)



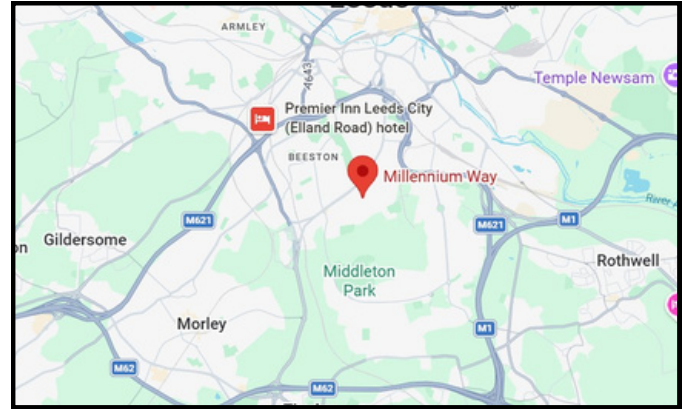
HOLDER & CO
Property Consultants



**Unit 5, Millennium Way,
Park 2000, Westland Road,
Leeds, LS11 5AL**

- Secure service yard & separate car park
- Attractive office accommodation
- 2 Ground Level Loading Doors
- Well located





LOCATION

The unit is well located on Millennium Way, a short distance from Dewsbury Road with Leeds City Centre 3.5 miles distant. Junction 28 of the M62 is c. 3 miles distant with J.1 M621 being c. 2 miles.

DESCRIPTION

The premises comprise a single storey, detached modern warehouse unit with attractive 2 storey office accommodation. The unit benefits from an eaves height of 8.5m. The property is served by 2 electrically operated ground level loading doors. Externally there is a large secure service yard and a separate car parking area.

TERMS

The premises are offered on a new lease for a term of years to be agreed.

Rateable Value

The current Rateable Value is £105,000.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Warehouse	1,181.55	12,718
Ground Floor Office	240.32	2,587
First Floor Office	340.58	3,665
Total	1,762.45	18,970

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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