

TO LET - UNIT 2

INDUSTRIAL/ WAREHOUSE UNIT

4,693 sq ft (436 sq m)



**TO BE FULLY
REFURBISHED**



**HIGH QUALITY
ANCILLARY
OFFICES**



**5.19M
EAVES
HEIGHT**



**SUPERB ACCESS
TO BOTH LEEDS
AND BRADFORD**

Kingsmark Court

Intercity Way, Leeds LS13 4PN

LOCATION

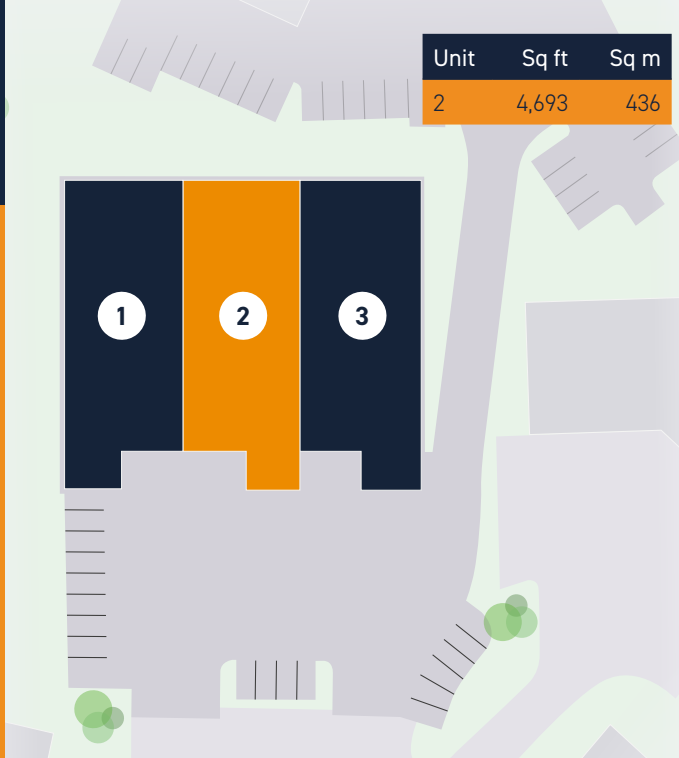
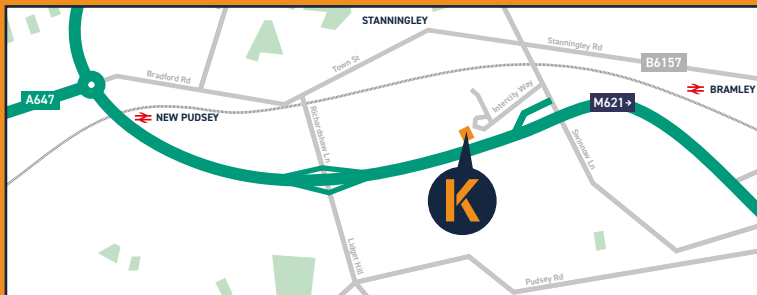
The property is strategically positioned under 1 mile from both the Stanningley Road (B6157) and the Leeds Outer Ring Road (A647), 4.5 miles to the west of Leeds City Centre and approximately 5.5 miles to the east of Bradford City Centre.

The property itself is accessed off Intercity Way, which leads directly onto Stanningley Road (B6157) via Swinnow Lane.

Notable occupiers in the immediate vicinity include Euro Car Parts, Quay Plastics, Bestway and Britvic.

DESCRIPTION

The property comprises a modern, mid-terraced warehouse/industrial unit which sits within a fully secure site and benefits from high quality office and welfare provisions, loading via a single electric door, 5.19m eaves height and generous dedicated parking provisions. All mains services are connected to the property.



4,693 FT (436 SQ M)

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

Unit 2 has an Energy Performance Rating of D77. A copy of the EPC certificate is available on request.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

BUSINESS RATES

The Rateable Value is £22,750. Valuation date - 1st April 2023.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
GV&Co and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by GV&Co and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2025.

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