

# TO LET PROMINENT TRADE/ INDUSTRIAL UNIT

13,353 sq.ft. (1,240.32 sq.m.)

# ROSEVILLE BUSINESS PARK

Roseville Road, Leeds, LS8 5DR

**LAST UNIT REMAINING!**



■ High Quality  
Industrial/ Trade Unit

■ Secure Site

■ Ground Level Roller  
Shutter Door Access

■ Eaves Height Of 5.8M

■ Shared Yard Area  
With Allocated Parking

## DESCRIPTION

Roseville Business Park comprises 4 detached modern industrial/ trade units. Each unit incorporates ancillary office space and WC.

The unit is of a steel frame construction with brick/blockwork walls, concrete floors and steel profile sheet roofing incorporating 10% translucent roof panels. The unit is accessed via the ground level roller shutter door and the site is bound by security fencing.

Externally there is allocated parking and circulation space for larger goods vehicles.

## ACCOMMODATION

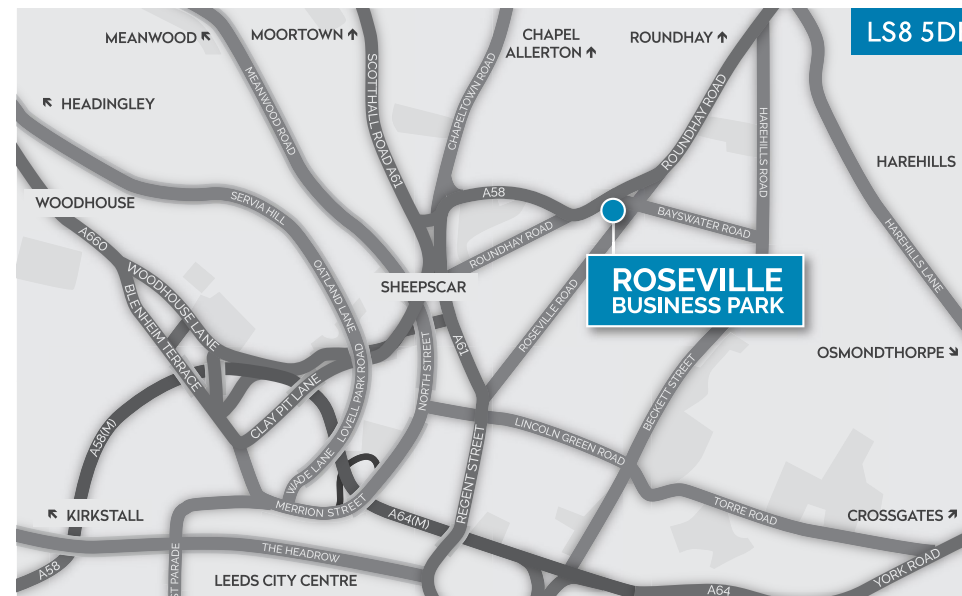
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide with the following Gross Internal Areas:

Unit 4	sq.ft.	sq.m.
Warehouse	9,009	836.96
Office	4,344	403.56
<b>Total</b>	<b>13,353</b>	<b>1,240.52</b>



## LOCATION

Roseville Business Park is located in a well-established trade location off Roseville Road just one mile north of Leeds city centre. Roundhay Road is less than 100 metres away, which provides direct access to the Leeds inner city ring road (A58) and onto the A64. The A64 links with the A1 (M). The M62 is just 3.5 miles away providing wider access to the motorway network.



## RENT

Upon application.

## RATES

Unit 4 - £60,500.

## EPC

Unit 4 - C62.

## TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Further details are available upon application.

## VAT & LEGAL COSTS

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

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