

TO LET



Maybrook Industrial Estate Units 4, 5, 10 & 11 Leeds LS12 2EL

WAREHOUSING WITH OFFICES

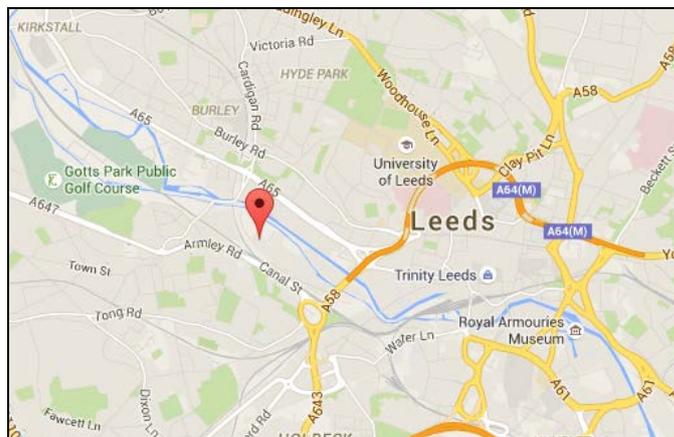
Up to 27,788 sq ft (2,581.6 sq m)

With a further 7,692 sq ft (714.6 sq m)
of Mezzanine

MAYBROOK INDUSTRIAL ESTATE LEEDS



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Location

Maybrook Industrial Estate is superbly located within 1 mile of Leeds City Centre and 1.25 miles of the M621 Motorway.

The estate is situated off Armley Road which connects to the Stanningley Bypass in the west and the A58(M) to the east.

Description

Units 4, 5, 10 & 11 are interconnected to provide a total of 27,788 sq ft, with 3 ground level loading doors, secure yard to the rear and further parking and yard to the front. Internally the warehouse eaves height (to underside of haunch) are 6 metres and offices are provided over two storeys. A mezzanine floor offers further accommodation.

The units are available as a whole or in part.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following gross internal area:

Description	Sq Ft	Sq M
Warehouse	22,728	2,111.5
Ancillary Offices	5,060	470.1
Total	27,788	2,581.6
Mezzanine	7,692	714.6

Rateable Value

The property will require the splitting of the existing assessment.

Terms

The premises are available by way of assignment of our clients leasehold interest. Rent upon application.

Viewing

By appointment through Gerald Eve LLP.

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Matthew Ewin
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More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

74 This is how energy efficient the building is.

Conditions under which these particulars are issued

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