



Ackroyd Street, Leeds, LS27 8PZ  
Per Annum £48,175 Per Annum

**E&H** Holmes  
ESTATE AGENTS

- \* Light industrial/warehouse and offices
- \* 716.03m<sup>2</sup> (7,708 sq ft)
- \* Refurbished and well presented light industrial/warehouse unit with quality air conditioned offices, suitable for a variety of uses including trade counter (and may divide)
- \* Rent – now reduced to £48,175 per annum (only £6.25 psf)

Fully refurbished unit with air conditioned offices.


Internal loading dock.

Warehouse with minimum eaves height of 5.84m.

**\*\*Accessible location and close to the amenities of the town centre\*\***



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	