



**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**UNIT 1 THE COURTYARDS,
VICTORIA PARK, LEEDS
LS14 2LB**

**TO LET (MAY SELL)
HIGH QUALITY INDUSTRIAL UNIT
WITH OFFICES**

6,647 SQ FT (617.61 SQ M)

GET IN TOUCH

Nick Arundel

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LOCATION

The Courtyards at Victoria Park is a well established industrial location situated to the north east of Leeds City Centre benefitting from excellent access to the new East Leeds Radial route, the motorways, the City Centre and the Greater Leeds/West Yorkshire conurbation as a whole. There are plenty of good local amenities in the area.

DESCRIPTION

The property is an end terrace unit of steel frame construction with brick and metal clad elevations with both pedestrian access and loading door.

The property benefits from:

- Heating and lighting
- High quality office with excellent fenestration
- Trade counter
- Clear working height of 6m
- Excellent parking and loading areas
- The property stands in a secure compound

PLANNING

We understand that the property has planning consent for B1,B2 & B8 use.

ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
Ground Floor	5,029	467.24
First floor	1,618	150.37
TOTAL	6,647	617.61

RATEABLE VALUE

We understand the rateable value of the property is £31,250.

TERMS

The property is available to let for a term to be agreed.

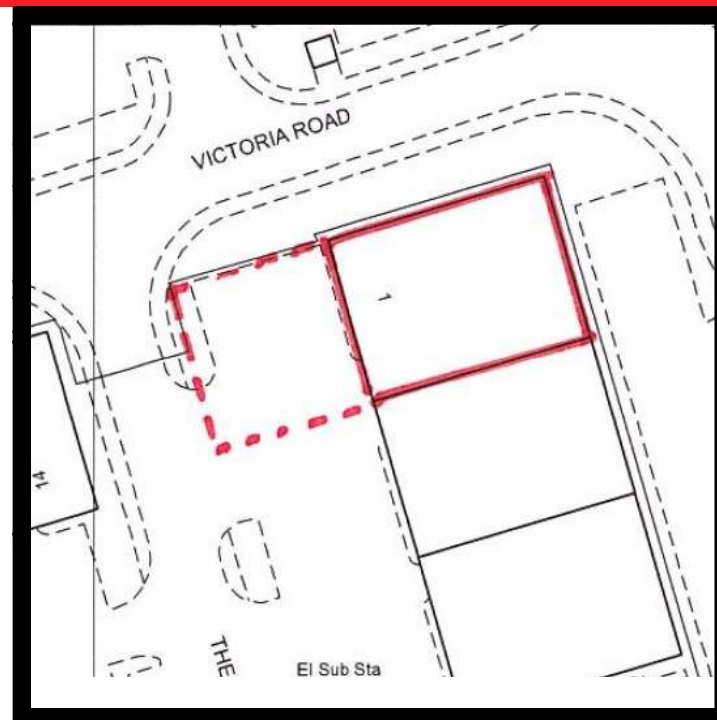
Our Clients will consider a sale of the property.

EPC

An EPC is available upon request but we understand it has a Class B rating.

VIEWING

Strictly by appointment with the Sole Agent,
AWS Ltd, Nick Arundel, 01132351362



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ANTI MONEY LAUNDERING REGULATIONS

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