

AWS

Surveyors & Property Consultants

TO LET

**UNIT 18 ASHBROOKE PARK,
PARKSIDE LANE,
LEEDS, LS11 5SF**



**OFFICE ACCOMMODATION
AVAILABLE ON FLEXIBLE TERMS
900 ft² (83.6 m²)**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
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Property Particulars

LOCATION

Ashbrooke Park forms part of the highly established Parkside Industrial Estate off Dewsbury Road in the Beeston area of Leeds.

The estate is situated close to Junction 5 of the M621 motorway and therefore offers excellent transport links to both the regional (M62) and national (M1 & A1) motorway networks. The estate also offers excellent public transport links into Leeds City Centre and the South Leeds Area by being a mere minute's walk from the Dewsbury Road Bus Corridor.

Ashbrooke Park is a complex of industrial/warehouse and office units, with ample parking available for all units. The estate also benefits from full CCTV coverage throughout.

ACCOMMODATION AVAILABLE

This self contained, open plan office unit has recently undergone a programme of redecoration including new carpet tiles and majority new Cat II lighting. It benefits from gas central heating and has a kitchenette and male/female toilets.

ACCOMMODATION DETAILS

The details of the unit currently available are as follows:

Unit	Size (sq.ft)	Size (sq.m)	Quoting Rent
18	900	83.6	£6,750pax

LEASE TERMS

The unit is available on the basis of a new full repairing and insuring lease for a period of years to be agreed on flexible terms.

SERVICE CHARGE

A service charge will be levied by the Landlord to cover the costs of maintaining the buildings and the estate, security facilities and cleaning and lighting of common parts.

BUILDING INSURANCE

The Landlord insures the building and recharges the Tenant their due proportion based on the floor area of their unit.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate for the unit is attached to this brochure.

A full copy of the current Energy Performance Certificates and Recommendation Report is available on request.

BUSINESS RATES

Interested parties should make their own independent enquiries with the Leeds City Council Business Rates Department prior to making an offer.

VIEWING

For further information or to view the property please contact Robert Wright or Colin Heffer at AWS on 0113 2351362.

SUBJECT TO CONTRACT

Details amended August 2015

