



CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# TO LET

**PARK FARM INDUSTRIAL ESTATE  
WESTLAND ROAD,  
LEEDS, LS11 5SE**



**UNIT 3  
5,645 SQ FT (524.34 SQ M)**

**THE PROPERTY**

The Park Farm Industrial Estate is situated on Westland Road, off Dewsbury Road, midway between Leeds City Centre and the outer Ring Road.

The site is excellently located for access to the City Centre as well as both the M62, M621 (M1).

The site is at the heart of the Leeds conurbation.

**DESCRIPTION**

The unit form part of a terrace of four recently refurbished industrial units of steel frame construction with brick and profile clad elevations.

Unit incorporates the following:-

- Load bearing concrete floor
- Full height loading door
- Fully heated and lit office accommodation
- 5 m clear working height
- Excellent yard, parking and turning areas.

**ACCOMMODATION**

Unit 1		LET
Unit 2		LET
Unit 3	5,645 sq ft	524.34 sq m
Unit 5		LET

The units can be combined.

**PLANNING**

We are informed that the rateable value of the property are for Class B2 and B8 use.

**RATEABLE VALUE**

We understand the rateable values for the unit is:

Unit 1	LET
Unit 2	LET
Unit 3	£25,500
Unit 5	LET

Although we advise you check these figures with the Local Authority.

**TERMS**

The property is offered on flexible lease terms

**QUOTING PRICES**

The unit is available for offers in the region of plus VAT): -

UNIT NO.	RENT
Unit 1	LET
Unit 2	LET
Unit 3	£28,225 pax
Unit 5	LET

**VIEWING**

By contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362 OR Hazel Cooper at Carter Towler on 01132451447

**SUBJECT TO CONTRACT**

