

AWS

Surveyors & Property Consultants

TO LET

**UNIT 17 ASHBROOKE PARK,
PARKSIDE LANE,
LEEDS, LS11 5SF**



**WORKSHOP / STORAGE UNIT
AVAILABLE ON FLEXIBLE TERMS
1,291 ft² (119.9 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, situated in a secure compound area with ample parking available for all units. The estate also benefits from full CCTV coverage throughout.

ACCOMMODATION AVAILABLE

This workshop unit is self-contained and benefits from having a concrete workshop floor with office and WC facilities. Maximum eaves height 16.56 ft (5.05m) and roller shutter height 13.63 ft (4.15m).

ACCOMMODATION DETAILS

The details of the unit currently available are as follows:

Unit	Size (sq.ft)	Size (sq.m)	Quoting Rent
17	1,291	119.9	£8,000 pax

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.

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.

LEGAL FEES

The ingoing Tenant will be required to pay a contribution of £250 exc. VAT towards the Landlord's legal fees incurred in any transaction.

VIEWING

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

SUBJECT TO CONTRACT

Details amended August 2014

