

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**UNIT A2  
ASTRA PARK  
LEEDS  
LS11 5SZ**

**TO LET**  
**4,334 SQ FT (402.6 SQ M)**

GET IN TOUCH

**Nick Arundel**

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## LOCATION

Astra Park is a long established industrial development situated to the south west of Leeds City Centre in the Parkside Lane industrial area.

The development has excellent access to the arterial routes to and from the City Centre, particularly the M621 and the Dewsbury Road.

The property is in an area of established industrial use.

## DESCRIPTION

The unit is a traditionally constructed property with brick elevations and profile steeled roof with both pedestrian and loading access. The unit benefits from: -

- Excellent yard, parking and turning areas
- Clear working height of 6m
- Lighting
- Full height loading door
- Amenities
- Load bearing concrete floor

## PLANNING

We understand the property has planning consent for B2 and B8 use.

## RATEABLE VALUE

The property has not been individually assessed for rateable value purposes although we envisage the rateable value for the property will be £2,200.

## ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
<b>Warehouse</b>	<b>4,334</b>	<b>402.6</b>

## TERMS

The property is available to let for a term to be agreed, outside the provisions of the Landlord & Tenants Acts.  
Rent on application.

## SERVICE CHARGE

A service charge is levied as a contribution to the management and maintenance of common areas of the estate.

## INSURANCE

The Landlord will insure the premises and charge the Tenant back the premium.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## VIEWING

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



## MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2023.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.