

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**  
**SHOWROOM & INDUSTRIAL UNIT**  
**WITH OFFICES**

**UNIT 3**  
**MATRIX HOUSE**  
**DONNISTHORPE STREET**  
**LEEDS**  
**LS10 1NZ**

**6,409 SQ FT (595.45 SQ M)**

**GET IN TOUCH**

**Nick Arundel**

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# DETAILS

## LOCATION

The subject property is located on Donnisthorpe Street, at the intersection of the A61 and the A639 (Hunslet Road) to the south of the City Centre, within easy reach of the motorways and the arterial routes in the locality.

The surrounding area is of established industrial and showroom use.

## DESCRIPTION

Unit 3 is a mid terraced modern industrial unit of steel frame construction with brick and clad elevations.

The premise is fully heated and lit with loading, yard and turning to the rear and office/showroom entrance to the front Donnisthorpe Street elevation.

The lighting and heating systems have recently been upgraded with a modern gas fired heating system and LED lights.

The premise has a clear working height of just under 6m.

## PLANNING

The property has planning for B2 and B8 use.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## RATEABLE VALUE

We understand the rateable value of the property is £36,250.

## TERMS

The property is offered by way of a new lease for a term of 5 years at a rent to be agreed.

## ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
<b>Office/Showroom</b>	<b>794</b>	<b>73.8</b>
<b>First Floor office</b>	<b>794</b>	<b>73.8</b>
<b>Warehouse/factory</b>	<b>4,821</b>	<b>447.85</b>
<b>TOTAL</b>	<b>6,409</b>	<b>595.45</b>

## MISREPRESENTATION ACT:

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## ANTI MONEY LAUNDERING REGULATIONS

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

## VIEWING

By contacting Nick Arundel, AWS Ltd,  
nick@awsLtd.co.uk, Tel: 01132351362.

## SUBJECT TO CONTRACT

