



**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**UNIT 1 THE COURTYARDS,
VICTORIA PARK, LEEDS
LS14 2LB**

**TO LET
HIGH QUALITY INDUSTRIAL UNIT
WITH OFFICES**

6,647 SQ FT (617.61 SQ M)

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsltd.co.uk



LOCATION

The Courtyards at Victoria Park is a well established industrial location situated to the north east of Leeds City Centre benefitting from excellent access to the new East Leeds Radial route, the motorways, the City Centre and the Greater Leeds/West Yorkshire conurbation as a whole. There are plenty of good local amenities in the area.

DESCRIPTION

The property is an end terrace unit with steel frame construction and brick and metal clad elevations with both pedestrian access and loading door.

The property has the following basic features:

- Heating and lighting
- High quality two storey offices with excellent fenestration
- Trade counter
- Clear working height of 6m
- Mezzanine flooring (by negotiation)
- Excellent parking and loading areas
- The property stands in a secure compound

PLANNING

We understand that the property has planning consent for B1,B2 & B8 use.

ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
Ground Floor	5,029	467.24
First floor	1,618	150.37
TOTAL	6,647	617.61

RATEABLE VALUE

We understand the rateable value of the property is £31,250.

TERMS

The property is available to let on a new 10 year lease with a rent review in the 5th year .
Rent on application.

EPC

An EPC is available upon request but we understand it has a Class B rating.

VIEWING

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



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ANTI MONEY LAUNDERING REGULATIONS

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