

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

UNIT 12 THE COURTYARDS,
VICTORIA PARK, LEEDS
LS14 2LB

TO LET
HIGH QUALITY INDUSTRIAL UNIT

3,510 SQ FT (325.16 SQ M)

GET IN TOUCH

Nick Arundel

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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 providing warehouse/production and office space.

The unit can be adapted to suit a number of needs and benefits from a clear working height of 6m. Externally there is excellent parking and loading.

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	3,060	282
First floor	450	42
TOTAL	3,510	324

RATEABLE VALUE

We understand the current rateable value of the property is £17,000.

TERMS

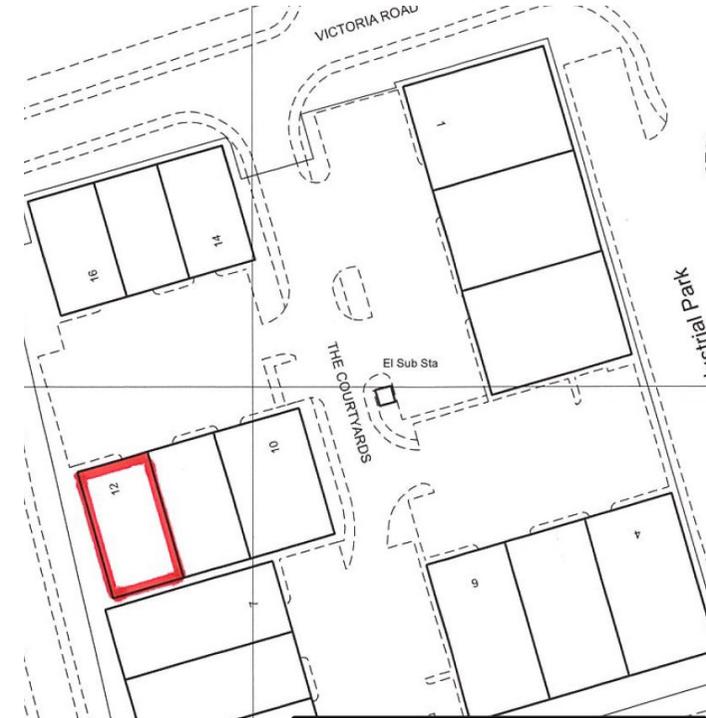
The property is available to let on a new 10 year lease with a rent review in the 5th year .
Rent on application.

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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