

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## TO LET

### UNIT 3 BEESTON ROYD INDUSTRIAL ESTATE, LEEDS, LS12 6DX

**High quality modern industrial unit in secure  
courtyard development**



**1,525 SQ FT (141.67 SQ M)**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF  
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## PROPERTY PARTICULARS

### LOCATION

The Beeston Royd Industrial Estate is located just off Gelderd Road to the south west of Leeds City Centre benefitting from excellent access to both the City Centre and the motorway network.

Access to the estate is from Gelderd Road onto Royds Farm through the gate into the secure compound.

### DESCRIPTION

The property is the middle unit in a terrace of 3 similar units of steel frame construction with brick and metal clad elevations with both pedestrian door and loading door to the front.

The unit benefits from excellent yard, parking and turning area.

### ACCOMMODATION

(all areas are gross internal area)

Unit 3 - 1,525 sq ft (141.67 sq m)

### TERMS

The unit is available to let for a term to be agreed at a rental of £14,475 pax.

### SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

### RATEABLE VALUE

We understand the rateable value of the property is £11,769.

### ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

### ANTI MONEY LAUNDERING

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

### VIEWING

Strictly by appointment with the Sole Agent, Nick Arundel, Tel: 01132351362.

**Subject to contract**

