

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**FOR SALE**

**QUALITY MODERN INDUSTRIAL UNIT**

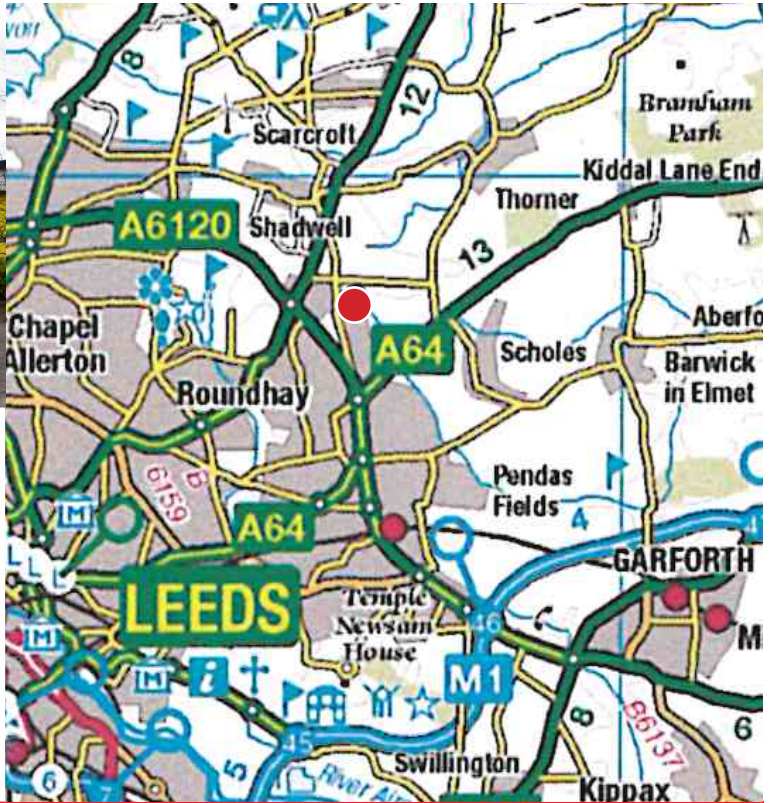
UNIT 6, THE COURTYARDS,  
LEEDS, LS14 2LB

•5,113 SQ FT (475.26 SQ M)



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## LOCATION

Unit 6 The Courtyards is located in one of the most successful and popular industrial and business locations in north Leeds benefitting from excellent access to the major conurbations of the City but yet being within easy reach of both the latter and the motorway network.

## DESCRIPTION

The property has the following basic specifications:-

- 6m clear working height to the underside of the haunch
- 30 kNm floor loading
- Full height electrically operated roller shutter door
- 3 phase power
- Gas
- Excellent parking and loading facilities.

The unit is an end terrace unit of steel frame construction with brick and metal clad elevations providing a clear working environment. The unit has been adapted by its current occupier to provide ancillary office accommodation to the warehouse and the unit has mezzanine storage space of approximately 2,204 sq ft.

## PLANNING

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

## ACCOMMODATION

	SQ FT	SQ M
Ground floor workshop, offices & storage	4,132	383.86
Front first floor office	338	31.4
Rear first floor office	643	60
<b>Total</b>	<b>5,113</b>	<b>475.26</b>
Mezzanine storage area	2,204	204.8
(all areas are gross internal)		

## RATEABLE VALUE

The rateable value of the property is £30,750.

## SERVICE CHARGE

There is a nominal service charge levied to cover the cost of the management and maintenance and repairs of the external areas of the estate, the electrical security gate system and the amenities.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## TERMS

The property is offered for sale although our Clients will consider a lease.

**SUBJECT TO CONTRACT.**



## VIEWING

By appointment with the joint agents, AWS Ltd, **Nick Arundel** Tel: 0113 235 1362 or Nabarro McAllister, **Simon Nabarro** Tel: 0113 266 7666



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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.  
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Unless otherwise stated, all prices and rents are quoted exclusive of VAT.