

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET
UNITS 3A & 4 ASHBROOKE
PARK, PARKSIDE LANE,
LEEDS, LS11 4SF

3,708 SQ FT
(345 SQ M)

GET IN TOUCH

Nick Arundel

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DETAILS

LOCATION

Ashbrooke Park is located just off Parkside Lane to the south of Leeds City Centre adjacent to the Dewsbury Road.

The property has excellent access to both the motorway and the Leeds conurbation as a whole. The surrounding area is of an established industrial development.

DESCRIPTION

The subject property is a traditionally constructed industrial unit with brick elevations and plenty of flexibility in terms of loading and parking. The property is currently split to accommodate the previous occupiers use but refurbishment is underway. The build could be utilised as either an industrial/warehouse storage facility or could easily be utilised as hybrid work space.

PLANNING

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

RATEABLE VALUE

We understand the rateable value of the area designated as unit 3 is £7,800 whilst for unit 4 it is £19,000. Enquirers should have further discussions with the Rating Authority.

TERMS

The property is offered for a term to be agreed - rent on application.

VIEWING

Strictly by appointment with , AWS Ltd, Nick Arundel, 01132351362

ACCOMMODATION

GROSS INTERNAL AREA	3,708 sq ft	345 sq m
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MISREPRESENTATION ACT

MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

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

