

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**55 WESTLAND SQUARE  
LEEDS  
LS11 5SS**

**MODERN INDUSTRIAL UNIT  
TO LET  
10,602 SQ FT (995 SQ M)**

GET IN TOUCH

**Nick Arundel**

**Tel: 0113 235 1362**

**E: [nick@awsLtd.co.uk](mailto:nick@awsLtd.co.uk)**



# DETAILS

## LOCATION

Westland Square is situated just off Dewsbury Road, to the South of Leeds City Centre with excellent access to the City Centre, the Outer Ring Road and the motorway network.

## DESCRIPTION

The property is a traditionally constructed modern industrial unit of steel frame construction with brick and metal clad elevations

There is a two storey office pod to the front of the building which incorporates a range of office and meeting rooms.

Bay 1 of the warehouse is of steel frame construction with brick and metal clad elevations and provides a clear working height of 5m and loading door to the front.

There are store rooms to the rear of the unit which is a mezzanine storage area.

Bay 2 is also of steel frame construction with brick and metal clad elevations and provides a clear working height of 4.6m accessed through 3 loading doors to the front of the property and a single loading door to the rear yard.

Externally, there are excellent parking and loading facilities with additional storage area to the rear.

## EPC

An EPC is available upon request.

## ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
Ground floor office	737	68.47
First floor office	737	68.47
Ground floor warehouse bay 1	4,929.87	468
Ground floor warehouse bay 2	4,197.93	390
TOTAL	10,602.9	995

## RATEABLE VALUE

We understand the rateable value of the property is £47,000.

## TERMS

The property is available by way of a sub-lease for a rent to be agreed. Rent on application

## VIEWING

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



## MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

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## ANTI MONEY LAUNDERING REGULATIONS

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