

AWS

Surveyors & Property Consultants

TO LET

ASHBROOKE PARK PARKSIDE LANE LEEDS, LS11 5SF



OFFICE UNITS AVAILABLE
**WITH UP TO ONE YEAR'S RENT
FREE PERIOD***

900 ft² – 1,244 ft² (83.6 m² – 115.5 m²)

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF

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Property Particulars

LOCATION

Ashbrooke Park forms part of the highly established Parkside Industrial Estate off Dewsbury Road in the Beeston area of Leeds.

The estate is situated close to Junction 5 of the M621 motorway and therefore offers excellent transport links to both the regional (M62) and national (M1 & A1) motorway networks. The estate also offers excellent public transport links into Leeds City Centre and the South Leeds Area by being a mere minute's walk from the Dewsbury Road Bus Corridor.

Ashbrooke Park is a complex of recently refurbished industrial/warehouse and office units, situated in a secure compound area with ample parking available and full CCTV coverage.

ACCOMMODATION AVAILABLE

Unit 6b – This self-contained unit comprises an open plan office area, off of which are three smaller offices/meeting rooms, a rear store with separate rear access and a mezzanine ideal for storage. The unit is fully carpeted with suspended ceilings and benefits from kitchen and WC facilities. Please note – the mezzanine has not been included in the quoted floor area.

Units 12 & 18 – Open plan offices situated to the rear of the estate. The offices are carpeted with suspended ceilings and lighting and also benefit from W/C & kitchenette.

ACCOMMODATION DETAILS

The units are available as follows:

Unit	Size (ft ²)	Size (m ²)	Rent (£pax)
6B	1,629	151.3	£11,500 pax
12	1,244	115.5	£9,500 pax
18	900	83.6	£6,750 pax

LEASE TERMS

The units are available on the basis of new full repairing and insuring leases for a period of years to be agreed on flexible terms.

INCENTIVES

***The Landlord is prepared to offer a rent free period of one year to any party who signs for a minimum term of 3 years on Unit 12 only.**

Incentives are available for all other units and will be discussed on application.

ENERGY PERFORMANCE

Copies of the Energy Performance Certificates for the units are attached to this brochure.

Full copies of the current Energy Performance Certificates and Recommendation Reports are available on request.

BUSINESS RATES

Interested parties should make their own enquiries from the Leeds City Council Business Rates department prior to making an offer.

LEGAL FEES

The ingoing Tenant will be required to pay a contribution of £250 exc. VAT towards the Landlord's legal fees incurred in any transaction.

VIEWING

For further information please contact Robert Wright at AWS on 0113 235 1362.

SUBJECT TO CONTRACT

Details amended December 2015

