

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**UNIT 1 PARK FARM  
INDUSTRIAL ESTATE,  
WESTLAND ROAD,  
LEEDS, LS11 5XA**

**TO LET**

**INDUSTRIAL/WAREHOUSE UNIT  
12,950 SQ FT (1,203.9 SQM)**

GET IN TOUCH

**Nick Arundel**

**Tel: 0113 235 1362**

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



## LOCATION

The Park Farm Industrial Estate is situated on Westland Road just off the A653 Dewsbury Road, between Leeds City Centre and the outer Ring Road. The unit has excellent access to both M621 and M62.

## DESCRIPTION

The property is a self-contained modern unit in an estate of similar properties constructed of steel portal frame with brick and metal clad elevations. The property benefits from :-

- Fully fitted office accommodation
- 2 electric ground level loading doors
- 5m clear working height
- Excellent yard, parking and turning areas
- Secure external compound

## PLANNING

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

## RATEABLE VALUE

We understand the rateable value of the property is £61,500.

## ACCOMMODATION

ACCOMMODATION (all areas are gross internal)	SQ FT	SQ M
Warehouse	12,950	1,203.9

## TERMS

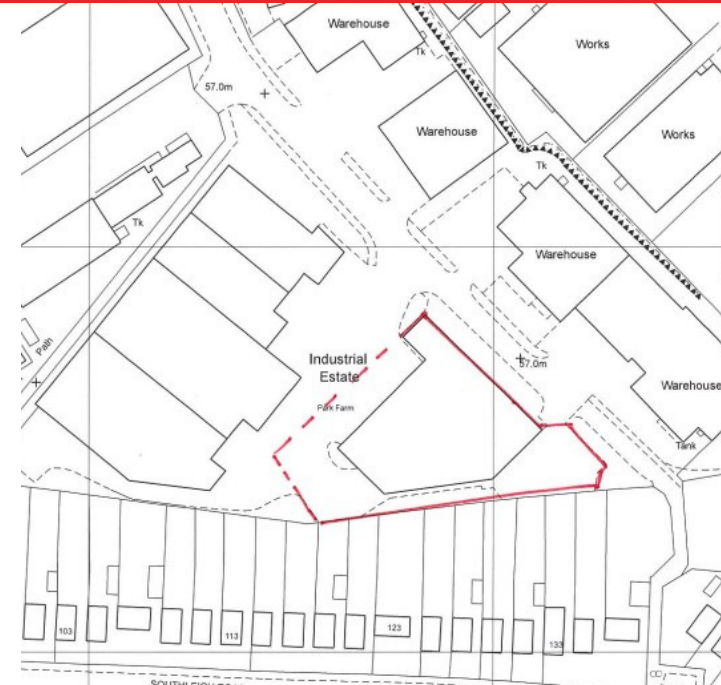
The property is available to let at a rent to be agreed.  
Rents on application.

## ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC Rating of D.

## VIEWING

Strictly by appointment with the Joint Agents, AWS Ltd, Nick Arundel, 01132351362 or Carter Towler, Hazel Cooper, 0113 2451447



## 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: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2023.

## ANTI MONEY LAUNDERING REGULATIONS

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