

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

UNIT 10 THE COURTYARDS,
VICTORIA PARK, LEEDS
LS14 2LB

TO LET (MAY SELL)
OFFICE/TRADE COUNTER UNDER

4,536.2 SQ FT (406 SQ M)

GET IN TOUCH

Nick Arundel

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LOCATION

The Courtyards at Victoria Park is a well established industrial and trade counter location situated to the north east of Leeds City Centre benefitting from excellent access to the new East Leeds Radial route, the motorways, the City Centre and the Greater Leeds/West Yorkshire conurbation as a whole. There are plenty of good local amenities in the area.

DESCRIPTION

The property is an end terrace unit of steel frame construction with brick and metal clad elevations with both pedestrian access and loading door. The property provides good clear workshop storage facilities and office space.

The property benefits from:

- Clear working height of 6m.
- Excellent parking and loading areas within a secure compound.

PLANNING

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

ACCOMMODATION

	SQ FT	SQ M
Ground Floor/workshop & offices	3,512	326.93
First floor	853	79.25
TOTAL	4,365.2	406

RATEABLE VALUE

We understand the rateable value of the property is £24,250

TERMS

The property is available to let for a term to be agreed with rent on application.

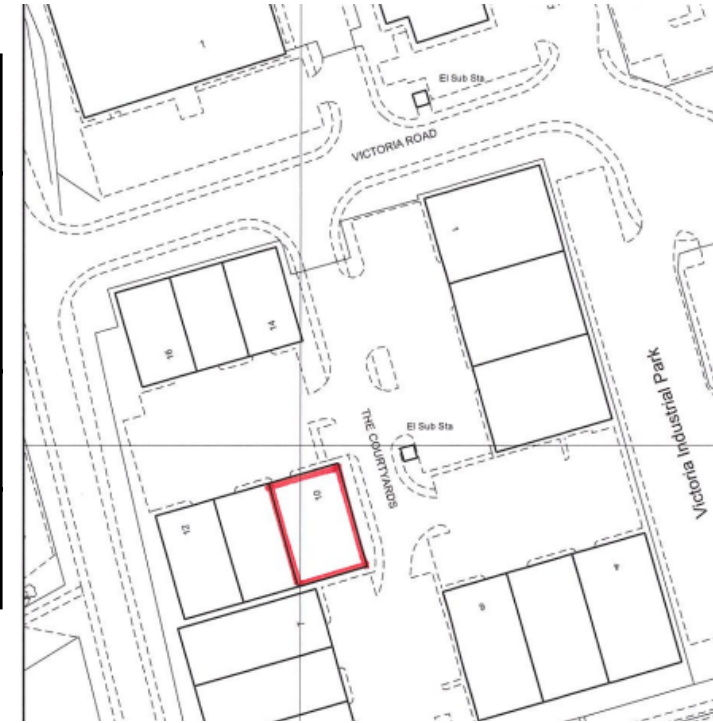
Our Clients will consider a sale of their interest in the property.

EPC

An EPC is available upon request.

VIEWING

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



MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

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