

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

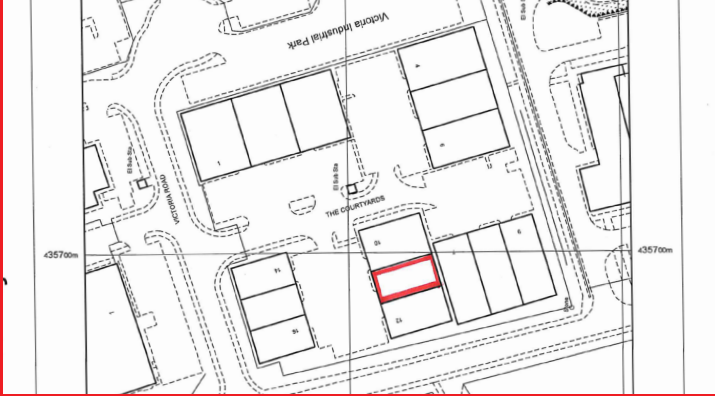
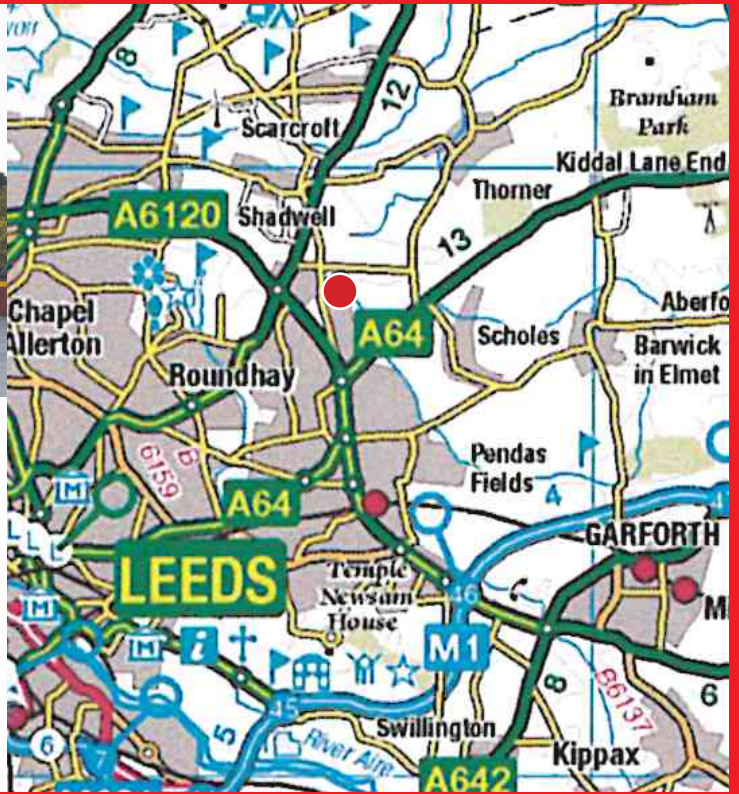
QUALITY MODERN INDUSTRIAL UNIT

UNIT 11, THE COURTYARDS,
LEEDS, LS14 2LB

•3,046 SQ FT (282.97 SQ M)



www.awsltd.co.uk



LOCATION

Unit 11 the Courtyards is situated in one of the most popular industrial locations in north east Leeds. Benefitting from excellent access to the A64 and the City Centre as well as excellent access to the major suburbs of the north Leeds conurbation.

The unit is within easy reach of the M1 at junctions 45 and 46 as well as the City Centre.

DESCRIPTION

The property has the following basic specifications:-

- 6m clear working height to the underside of the haunch
- 30 kNm floor loading
- Full height electrically operated roller shutter door
- 3 phase power
- Gas
- Excellent parking and loading facilities.

The unit is a mid terrace unit of steel frame construction with brick and metal clad elevations providing a clear flexible working environment.

ACCOMMODATION

(all areas are gross internal)

Ground floor warehouse/showroom 3,046 sq ft (282.97 sq m)

PLANNING

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

RATEABLE VALUE

The rateable value of the property is £17,000.

SERVICE CHARGE

There is a nominal service charge to cover the costs of the management, maintenance and repairs of the external areas of the estate, the security gate system and other amenities.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TERMS

The property is offered to let with terms and rental to be agreed.

SUBJECT TO CONTRACT.



VIEWING

By appointment with the sole agents, AWS Ltd, **Nick Arundel** Tel: 0113 235 1362

MISREPRESENTATION ACT

AWS Ltd for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of AWS Ltd has any authority to make or give any representation or warranty whatever in relation to the property.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.