

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS
UNIT 11 THE COURTYARDS,
VICTORIA PARK, LEEDS
LS14 2LB

TO LET

**HIGH QUALITY MODERN
INDUSTRIAL UNIT**

3,050 SQ FT (283.35 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

Unit 11 is a mid terraced industrial unit of steel frame construction with brick and metal clad elevations providing good clear industrial/warehouse/trade counter space.

The property benefits from:

- heating and lighting
- male and female amenities
- clear working height of 6m
- excellent parking and loading areas
- the property stands within a secure compound, with a controlled access system.

PLANNING

We understand that the property has planning consent for B8 use.

ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
Warehouse/industrial/Trade counter space	3,050	283.35
TOTAL	3,050	283.35

RATEABLE VALUE

We understand the rateable value of the property is £22,500.

TERMS

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

EPC

An EPC is available upon request.

VIEWING

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



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