

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

UNIT 14 THE COURTYARDS,  
VICTORIA PARK, LEEDS  
LS14 2LB

HIGH QUALITY MODERN  
INDUSTRIAL UNIT  
**FOR SALE (MAY LET)**  
**2,527 SQ FT**

GET IN TOUCH

Nick Arundel

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## LOCATION

The Courtyards at Victoria Park is a well established industrial 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 14 is a high quality modern end terraced industrial unit of steel frame construction with brick and metal clad elevations.

The premises has a clear working height of 6m with both loading and pedestrian access.

Internally the building provides clear open plan workshop/warehouse space suitable for a variety of needs.

Externally, there are excellent parking and loading areas.

## PLANNING

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

## SERVICE CHARGE

A service charge is levied to cover the management and maintenance of the external areas of the estate including the electrically controlled security gate.

ACCOMMODATION	SQ FT	SQ M
WORKSHOP	2,527	234.76
<b>TOTAL</b>	<b>2,527</b>	<b>234.76</b>

## RATEABLE VALUE

We understand the rateable value of the property is £21,250

## TERMS

### Terms

The property is offered for sale with vacant possession. Our clients may consider a letting of the property for a term to be agreed.

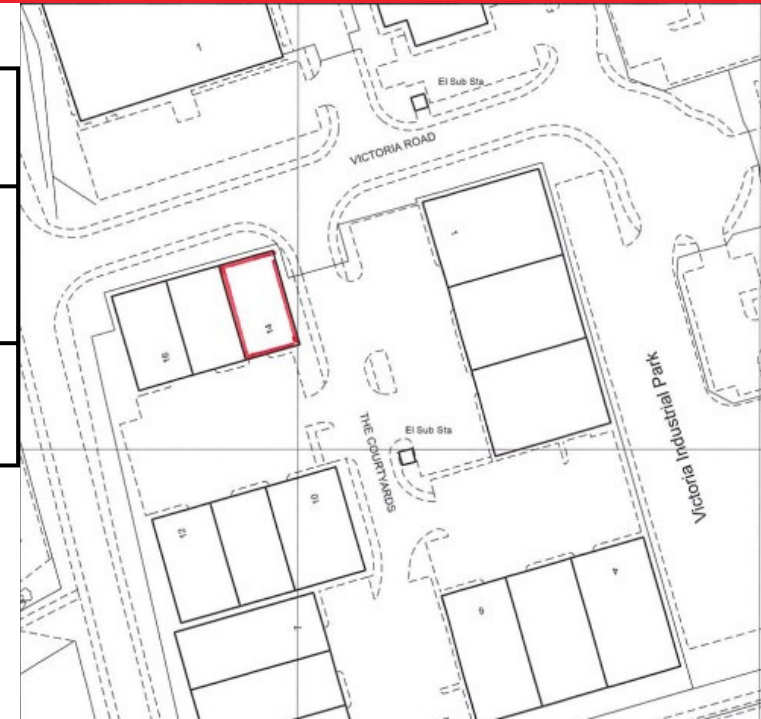
Price/rent on application

## EPC

An EPC is available upon request.

## VIEWING

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



## 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. May 2023.

## ANTI MONEY LAUNDERING REGULATIONS

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