

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**UNIT 4
BEESTON ROYDS INDUSTRIAL
ESTATE,
LEEDS
LS12 6DX**

**INDUSTRIAL UNIT
TO LET
1,525 SQ FT
GET IN TOUCH**

Nick Arundel/Chris Stevenson

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LOCATION

The Beeston Royds Industrial estate is situated to the south west of the Leeds City Centre on a long established industrial location benefitting from excellent access to both the city Centre and the M621 as well as the main arterial route network from Leeds.

DESCRIPTION

The unit is part of a terrace of modern industrial units of steel frame construction with brick and metal clad elevations with separate loading and pedestrian access.

ACCOMMODATION

(all areas are gross internal)

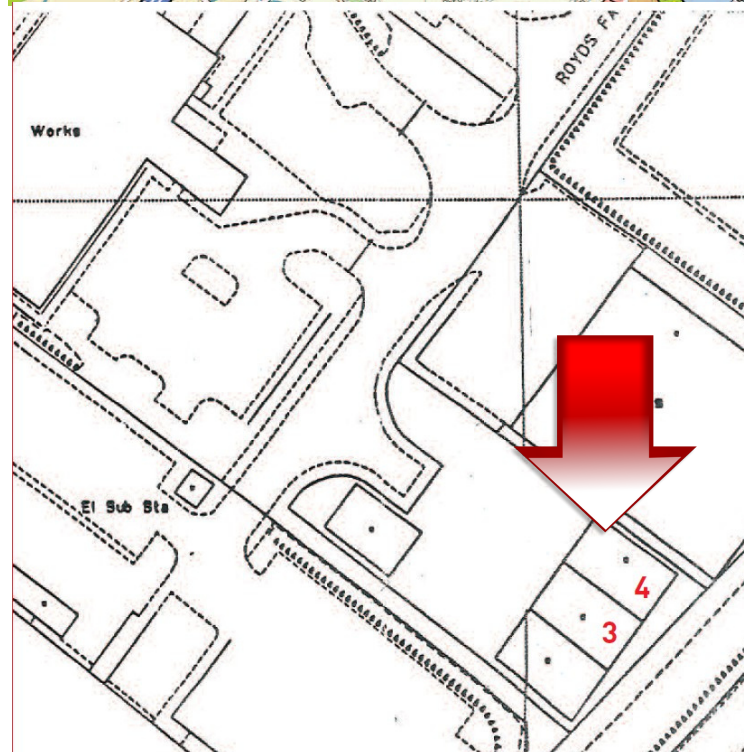
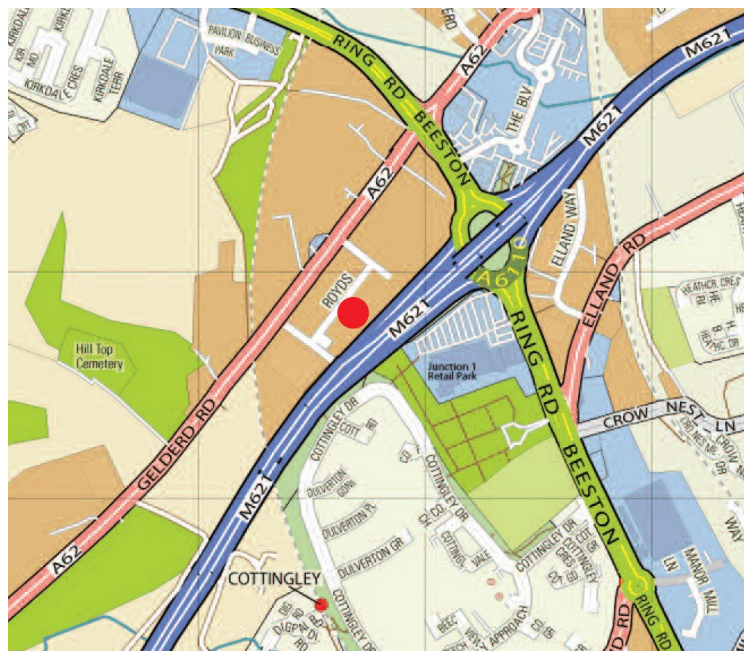
The unit has a gross internal area of 1,525 sq ft.

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

RATEABLE VALUE

We understand the rateable value of the property is £11,750



TERMS

The property is offered on a full repairing and insuring lease for a period of years to be agreed.

RENT

Available on application.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL FEES

All parties will be responsible for their own legal fees.

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 2021

ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT