

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS  
UNIT 5 THE COURTYARDS,  
VICTORIA PARK, LEEDS  
LS14 2LB

HIGH QUALITY MODERN  
INDUSTRIAL UNIT  
TO LET

4,571 SQ FT (424.65 SQ M)  
WITH MEZZANINE TOTAL AREA  
8,489 SQ FT (788.65 SQ M)

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 5 is a mid terrace unit of steel frame construction with brick and metal clad elevations with both pedestrian and loading access.

The property has been adapted by the current owner to suit his specific needs and can be very easily converted back to a basic unit.

The property has the benefit of:

- Excellent yard and parking (9 spaces)
- Warehouse accommodation with mezzanine storage
- Clear working height of 6m
- Excellent office and laboratory accommodation
- The property stands in a secure compound

## PLANNING

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

## ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
Ground floor office, lab, workshops	4,571	424.65
Mezzanine Office	1,087	101
Mezzanine Storage	2,831	263
<b>TOTAL</b>	<b>8,489</b>	<b>788.65</b>

## RATEABLE VALUE

We understand the rateable value of the property is £30,250.

## TERMS

To be agreed.

## 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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