

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**

**MODERN INDUSTRIAL UNIT**

55, Westland Square, Leeds, LS11 5SS

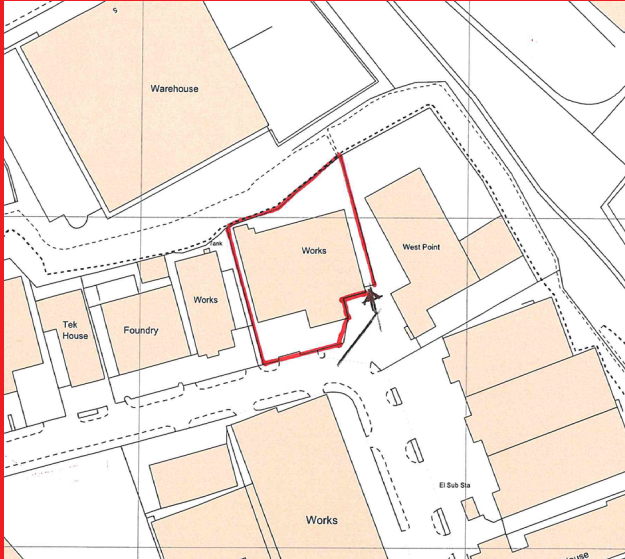
• 10,602 SQ FT (955 SQ M) WITH MEZZANINE



[www.awsltd.co.uk](http://www.awsltd.co.uk)

## LOCATION

Westland Square is situated just off Dewsbury Road, to the south of Leeds City Centre, with excellent access to the City Centre, the Outer Ring Road and the Motorway network.



## DESCRIPTION

The property is a traditionally constructed modern industrial unit of steel frame construction with brick and metal clad elevations.

There is a two storey office pod to the front of the building which incorporates a range of office and meeting rooms.

Bay 1 of the warehouse is of steel frame construction with brick and metal clad elevations and provides a clear working height of 5m and loading door to the front.

There are store rooms to the rear of the unit above which is a mezzanine storage area.

Bay 2 is also of steel frame construction with brick and metal clad elevations and provides a clear working height of 4.6m accessed through 3 loading doors to the front of the property and a single loading door to the rear yard.

Externally, there are excellent parking and loading facilities with an additional storage area to the rear.

## ACCOMMODATION

(all areas are gross internal)

	SQ M	SQFT
Ground floor office	68.471	737
First floor office	68.47	737
Ground floor warehouse Bay 1	468	4,929.87
Ground floor warehouse Bay 2	390	4,197.93
<b>TOTAL</b>	<b>995</b>	<b>10,602.9</b>
Mezzanine	72	775

## RATEABLE VALUE

We understand the rateable value the property is £47,000.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.



## TERMS

The property is available by way of a sub-lease for a term to be agreed.  
Rent on application.

**Subject to contract.**

## VIEWING

By appointment with the sole agent,



AWS Ltd,  
**Nick Arundel**  
Tel: 0113 235 1362  
E: nick@awsltd.co.uk

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