



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

16,040 SQ FT



- Popular location
- Large secure yard

**ASTONISH HOUSE
GRANGEFIELD INDUSTRIAL ESTATE
PUDSEY
LS28 6QZ**

**Astonish House
Grangefield Industrial Estate
Pudsey LS28 6QZ**

LOCATION

The property is situated on Richardshaw Road on the established Grangefield Industrial Estate. The Stanningley By-Pass and Leeds Ring Road (A647) is less than half a mile from the subject premises providing access to Leeds City Centre, which is approximately 5 miles to the West. The Owlcotes Shopping Centre home to Asda and Marks & Spencers is approximately half a mile to the West. Occupiers on the estate include B & M Autocare, UPS and Farmac Building Supplies.

DESCRIPTION

The property is of a steel portal frame construction with a combination of blockwork cement panel and metal cladding to the side elevations under a pitched roof which incorporates translucent roof lights. Internally the property comprises refurbished office space and staff accommodation including male and female W.C.♿, shower room and kitchenette. The warehouse space is over two bays on split levels.

The property benefits from the following features:-

- Refurbished throughout
- Good size yard
- 2 Ground level loading doors
- Staff and visitor parking area

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) the property provides on a gross internal basis:-

Warehouse area	14,424 sq ft
Offices including staff accommodation	1,616 sq ft
Total	16,040 sq ft

SERVICES

All mains services are available to the site including gas, water, electricity and mains drainage. Occupiers are advised to make their own enquiries as to the suitability of the services for their proposed use.

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EPC

The property has been assessed as having an energy rating of 124 (Band E). A full copy of the EPC is available on request.

BUSINESS RATES

Warehouse and Premises	£44,500
UBR 2018/2019	£0.48

For more information please contact Leeds City Council on 0113 247 6983.

TERMS

The property is available by way of an assignment of the existing lease or a new sub lease.

VIEWING / FURTHER INFORMATION

For further information please contact the joint sole letting agents:-

CARTER TOWLER
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