



TO LET

INDUSTRIAL/ WAREHOUSE UNIT

4,141 Sq Ft (384.7 Sq M)

- ◆ Good sized shared yard
- ◆ Office, Kitchen & WC facilities
- ◆ Roller shutter
- ◆ All mains services



Unit A3 Astra Park, Parkside Lane
Leeds, LS11 5SZ

LOCATION

Astra Park is situated approximately 3km (2 miles) south of Leeds city centre on the well established Parkside Industrial Estate, just off Dewsbury Road (A653) which forms one of the main arterial routes into the city centre. The estate is close to Junction 5 of the M621 giving a direct link to the M1/M62 and the A1 via the A1/M1 link road.

DESCRIPTION

The property comprises a terraced warehouse unit with ancillary WC's. Externally, there is a large shared loading yard and car-park. The warehouse unit is constructed with a solid concrete floor, brickwork walls and steel frames under an insulated profile sheet roof, incorporating 10% roof lights.

- ◆ Good sized shared yard
- ◆ Office, Kitchen & WC facilities
- ◆ Roller shutter
- ◆ All mains services

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Gross Internal Areas:

Warehouse: 4,141 sq ft

For viewing arrangements or to obtain further information please contact:

Josh Holmes
joshholmes@cartertowler.co.uk

Hazel Cooper
hazelcooper@cartertowler.co.uk



RATES

Warehouse and Premises:

Rateable Value:	£17,500
Rates Payable (2019/2020):	£8,417.50

TERMS

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

EPC

The property has been assessed as having an energy performance asset rating of 100 (Band D).

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 04-Jun-2019.

For information on our Privacy Policy please visit our website – www.cartertowler.co.uk