

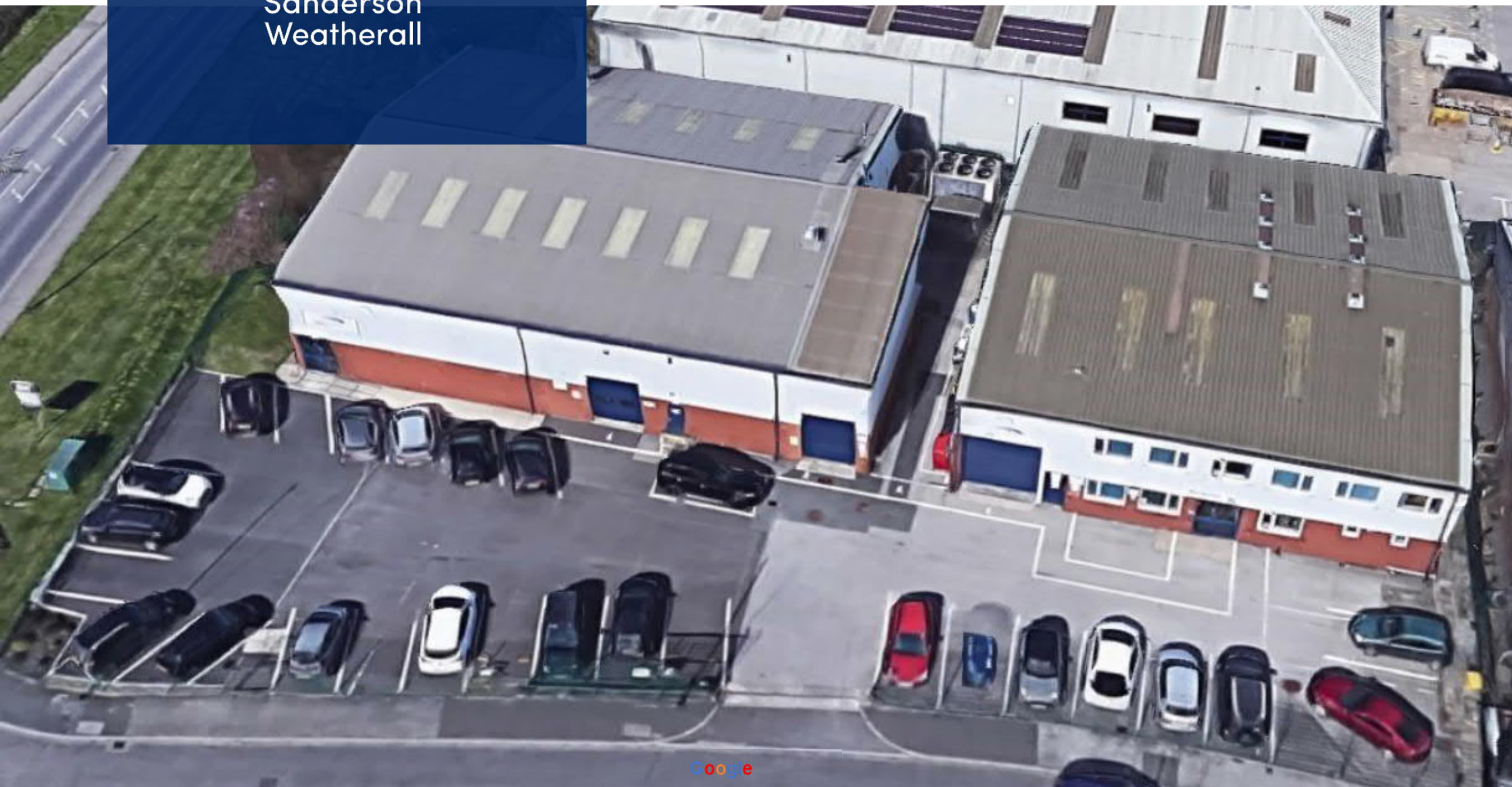


Sanderson  
Weatherall

**FOR SALE (MAY LET)**

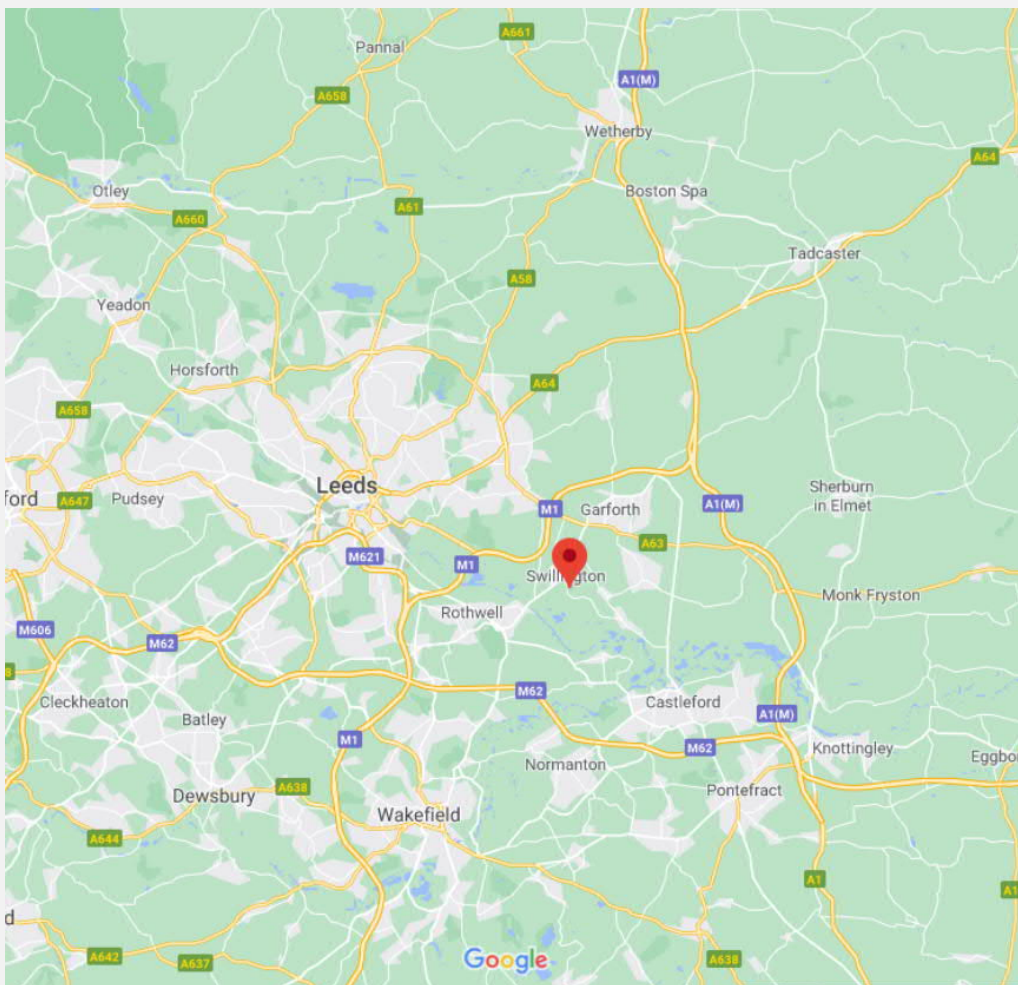
**HIGH SPEC HYBRID UNITS / LABORATORIES WITH LEVEL 7 CLEAN ROOMS**

**Unit 1: 7,700 sq ft (715.35 sq m)    Unit 2: 7,035 sq ft (635 sq m)**



Units 1 and 2 Astley Way, Swillington, Leeds, LS26 8XT

**sw.co.uk**



### Location

The subject premises are prominently located on the entrance to Astley Way Industrial Estate in Swillington, approximately 6 miles east of Leeds City Centre.

The properties are extremely well placed for the national motorway network, being approximately 2.5 miles south of Junction 46 of the M1 (Leeds/Colton).

The immediate surrounding area is predominantly commercial in nature with neighbouring occupiers including Dairygold UK, Jenavalve, Brookdale Transport and JF Plastics.

### Description

The properties consist of two light industrial / hybrid units which have been converted to provide high quality laboratory space including Level 7 clean rooms with specialist HVAC systems together with ancillary airconditioned office space. The units could easily be converted back into light industrial units or adapted to provide Hybrid units consisting of warehouse/stores with high quality office accommodation. Electric double height roller shutter doors and standard personnel entrances are still in situ.

Externally the units benefit from secure yard space incorporating parking for approximately 30 vehicles. The site is secured with profile mesh fencing and a substantial electric sliding entrance gate.

We would recommend inspecting the property to fully understand the layout and appreciate the high specification of the fitout.

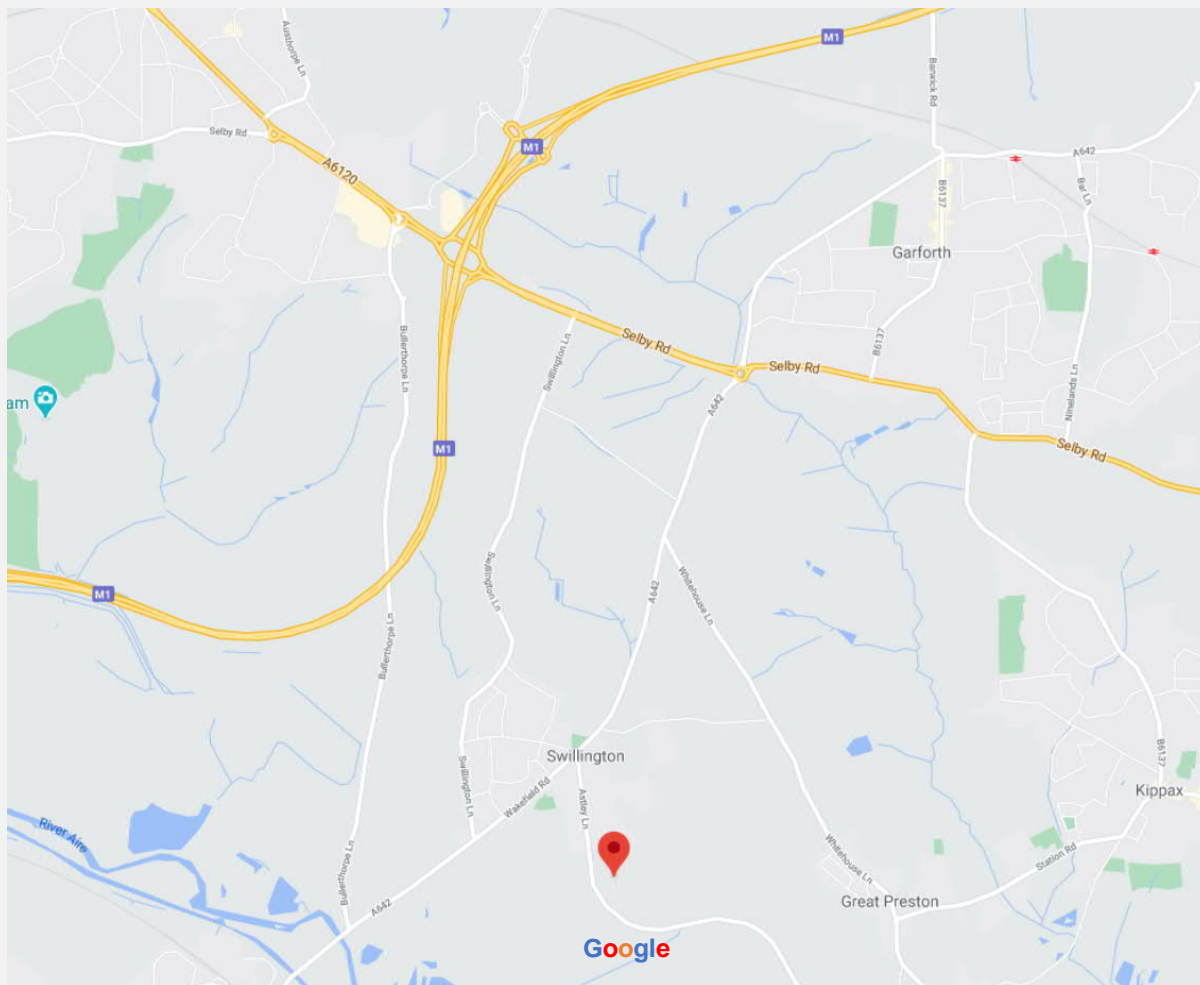
### EPC (Energy Performance Certificate)

Unit 1 has been assessed and achieved a 'C' (67) rating.

Unit 2 has achieved a 'C' (65) rating.

Full copies of the EPC's are available upon request.





Accommodation		Sq Ft	Sq m
<b>Unit 1</b>			
Ground Floor	Lab / Warehouse / Ancillary	5,875	545.80
First Floor	Offices, Kitchen, Canteen	1,825	169.55
<b>Total</b>		<b>7,700</b>	<b>715.35</b>
<b>Unit 2</b>			
Ground Floor	Offices / Stores	4,595	426.89
First Floor	Offices / Stores / Lab	2,440	226.68
First Floor	Mezzanine	(1,722)	(159.98)
<b>Total</b>		<b>7,035</b>	<b>653.57</b>

### Business Rates

The property is currently assessed as Factory and Premises with a Rateable Value of £88,000.





### Price / Terms

The property is available for sale on a freehold basis at the following guide prices:

### Price

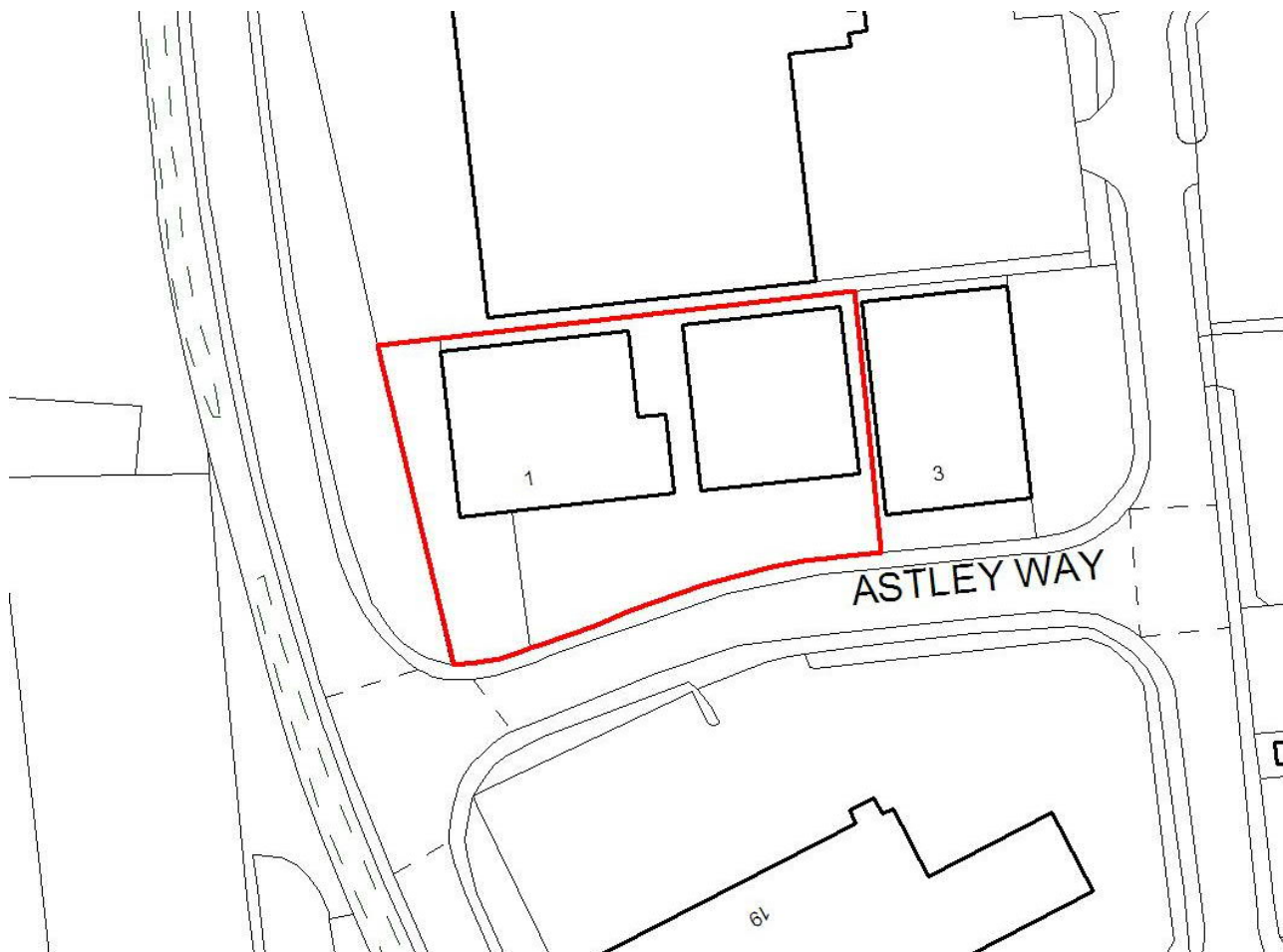
Unit 1:	£550,000
Unit 2:	£500,000

Alternatively the properties can be leased on a fully repairing and insuring terms for a term to be agreed.

### VAT

VAT if payable, is in addition to the above quoted figures.





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