/INDURENT

Industrial

UNIT B1 | ASTRA PARK

Parkside Lane, Leeds, LS11 5SZ



UNIT B1 | 3,087 SQ FT

Industrial Unit

Situated within a busy, well-established industrial estate, this unit offers a flexible space suitable for a variety of industrial or commercial uses. With 24/7 access, it provides maximum operational flexibility, ideal for businesses requiring around-the-clock operations. The adaptable layout allows tenants to configure the space to suit specific operational needs, whether for storage, light manufacturing, or distribution.
This is a prime opportunity to secure space in a thriving industrial hub with excellent accessibility and a supportive business environment.

Lease Type	New



Unit Summary

- Roller Shutter Door
- Ideal Trade Counter Units
- 24 Hour Access
- Storage Unit
- Flexible Space
- Starter Unit

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£27,600.00	£8.94
Rates	£7,668.00	£2.48
Maintenance Charge	£4,200.00	£1.36
Insurance	£617.40	£0.20
Total Cost	£40,085.40	£12.99

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101482

+44(0) 808 169 7554

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Location

The property occupies a highly prominent position 1.5 miles to the south of Leeds city centre and less than 1 mile from J5 of the M621. The wider motorway network is within easy reach of the property, meaning that it benefits from excellent road communications as well as the large city population and associated commerce.

Road
M621: 1 mile

Airport
Leeds: 11 miles

Rail
Leeds: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (49)

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Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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