/INDURENT



Industrial

UNIT B6 | ASTRA PARK

Parkside Lane, Leeds, LS11 5SZ

UNIT B6 | 10,412 SQ FT

Industrial Unit

This industrial unit benefits from WC facilities, LED roof lighting, and both loading and pedestrian access, as well as excellent road links.
Situated in an established trading location for a range of national trade and industrial operators, Astra Park is only 1.5 miles to the south of Leeds city centre and less than 1 mile from J5 of the M621.

Lease Type	New



Unit Summary

- 24 Hour Access
- Storage Unit
- Flexible Space
- Refurbished Unit
- Starter Unit
- Secure Estate

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£82,100.00	£7.89
Rates	£23,739.93	£2.28
Maintenance Charge	£14,000.00	£1.34
Insurance	£2,082.40	£0.20
Total Cost	£121,922.33	£11.71

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/UIP0101484

+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 (45)

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