

Industrial

Unit B10 | Astra Park

📍 Parkside Lane, Leeds, LS11 5SZ

Unit B10 | 3,421 sq ft

Industrial unit with office accommodation

Modern Industrial unit with office accommodation with electric roller shutter door and a separate pedestrian entrance, making these ideal for trade counter uses. The estate is situated in an established trading location for a range of national trade and industrial operators, with nearby occupiers including the likes of Symingtons Food, Amazon, Graphic International Packaging and Crown Records Management.

Lease Type	New
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✔ Unit Summary


- CCTV
- Electric Roller Shutter Door
- 24 Hour Access
- Refurbished Unit
- Circulation Space
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£34,500.00	£10.08
Rates	£8,000.00	£2.34
Maintenance Charge	£4,600.00	£1.34
Insurance	£684.20	£0.20
Total Cost	£47,784.20	£13.97

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.

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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

Junction 5 of the M621 is 1 km from the estate accessing the M1 in turn.



Airport

Leeds Bradford Airport is located 18.2 km north west.



Rail

Junction 5 of the M621 is 1 km from the estate accessing the M1 in turn.

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (99)

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 Industrials."



Call +440 808 169
7554



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

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