



Unit 1 Park Farm Industrial Estate

Westland Road, Leeds, LS11 5XA

Industrial / Warehouse Unit

12,950 sq ft
(1,203.09 sq m)

- Fully fitted office accommodation
- x2 electric ground level loading doors
- Excellent yard, parking and turning area
- 3 phase power



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Summary

Available Size	12,950 sq ft
Rates Payable	£2.43 per sq ft
Rateable Value	£61,500
Car Parking	N/A
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	D (83)

Description

The units form part of a terrace of four recently refurbished industrial units of steel portal frame construction with brick and profile clad elevations. The premises benefit from the following features:

- Fully fitted office accommodation
- x2 Electric ground level loading doors
- 5m clear working height
- Concrete floor
- Excellent yard, parking and turning areas
- WC and kitchenette facilities
- Security alarm and external shutters

Location

The unit is located on Park Farm Industrial Estate which is situated on Westland Road, just off the A653, Dewsbury Road, midway between Leeds City Centre and the outer Ring Road.

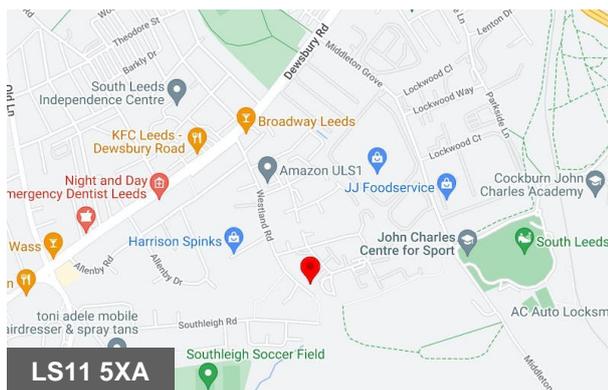
The unit is conveniently located within the M621/M62 loop, thereby allowing easy access onto the local motorway network heading in all directions.

Viewings

Strictly via appointment with the letting agents.

Terms

The property is available by way of a new Full Repairing and insuring lease for a term of years to be agreed. Further details including rental values are available upon application.



Viewing & Further Information



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