



Unit 7B

Asquith Avenue Business Park, Leeds, LS27 7RZ

Modern Hybrid Unit To Let

2,540 sq ft
(235.97 sq m)

- 1 mile from J27 M62
- Good quality warehouse & offices
- 2 ground level loading doors
- LED lighting throughout
- Mezzanine of 445 sq ft



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Summary

Available Size	2,540 sq ft
Rent	£25,000.00 per annum
Rates Payable	£4,441.10 per annum
Rateable Value	£8,900
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)

Description

Unit 7B comprises a modern, single-storey, semi detached steel portal frame industrial/warehouse unit with external elevations of part brick and part profile metal sheet cladding. The property has a pitched, insulated roof incorporating translucent rooflights.

Location

The property is located in the popular industrial location Gildersome, Morley, a borough set to the south west of Leeds. The subject property is positioned conveniently forming part of Asquith Avenue Business Park on Asquith Avenue, approximately 5 miles from Leeds City Centre and 8 miles from Bradford City Centre. Junction 27 M62 is located just 1 mile away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse & Stores	1,216	112.97
Ground - Office	662	61.50
1st - Office	662	61.50
Mezzanine - Mezzanine	445	41.34
Total	2,985	277.31

Specification

- *3 phase power
- *5.2m eaves
- *2 electric ground level loading doors
- *WCs & Kitchen area
- *Heating & cooling air conditioning to offices
- *LED lighting
- *Parking for 6 cars
- *Small secure yard/ storage area to rear

Viewings

Please contact the agent to arrange a viewing.

Terms

The property is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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