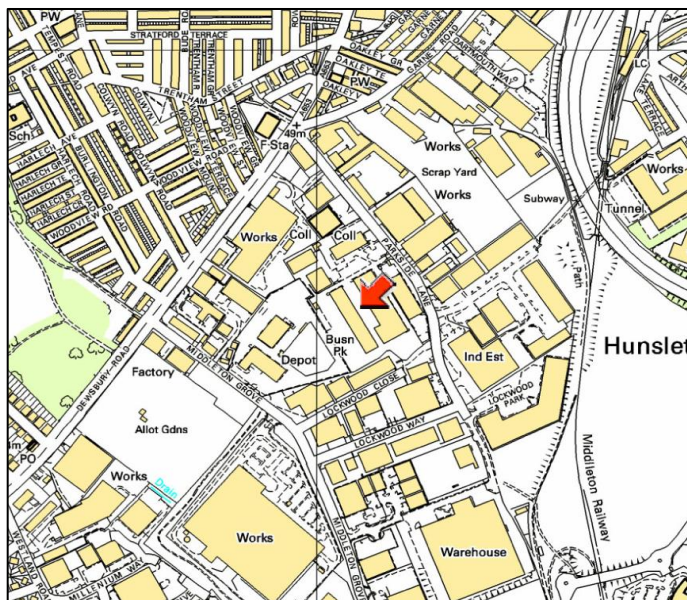


**Unit A1/A2, Astra Park, Parkside Lane, Leeds,  
LS11 5SZ**

**To Let – Warehouse Unit with high office content  
10,200 sq ft (948.01 sq m)**



- Steel frame
- Solid concrete floors
- 4.9m eaves
- Heating
- Roller shutter access
- Well specified offices
- Large shared yard
- Flexible terms
- Affordable rent



### Location

Astra Park is situated approximately 2 miles (3km) south of Leeds city centre on the well established Parkside Industrial Estate, just off Dewsbury Road (A653) which forms one of the main arterial routes into the city centre. The estate is close to Junction 5 of the M621 giving a direct link to the M1/M62 and the A1 via the A1/M1 link road.

### Description

The property comprises an end terrace warehouse unit with a number of office suites to the south elevation. Externally, there is a large shared loading yard and car-park area.

The warehouse unit is constructed over a steel frame, clad to the elevations in combinations of brick and profile metal sheeting under a profile metal roof incorporating roof lights. The floors are concrete-surfaced and the eaves height is 4.9 metres. Access to the yard area is provided through a manually operated roller shutter door.



### Accommodation

We have been measured the property to have the following gross internal area:

Units A1/A2	Sq m	Sq ft
Warehouse	660.05	7,105
Office	287.51	3,095
<b>TOTAL</b>	<b>948.01</b>	<b>10,200</b>

### Rateable Value

Warehouse and Premises	RV - £39,250
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### Terms

The units are available by way of a new full repairing and insuring leases on a term to be agreed. Further information is available upon application.

### VAT & Legal Costs

VAT will be charged where applicable.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Information / Viewing

Strictly by appointment:

**Lauren O'Toole**  
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