

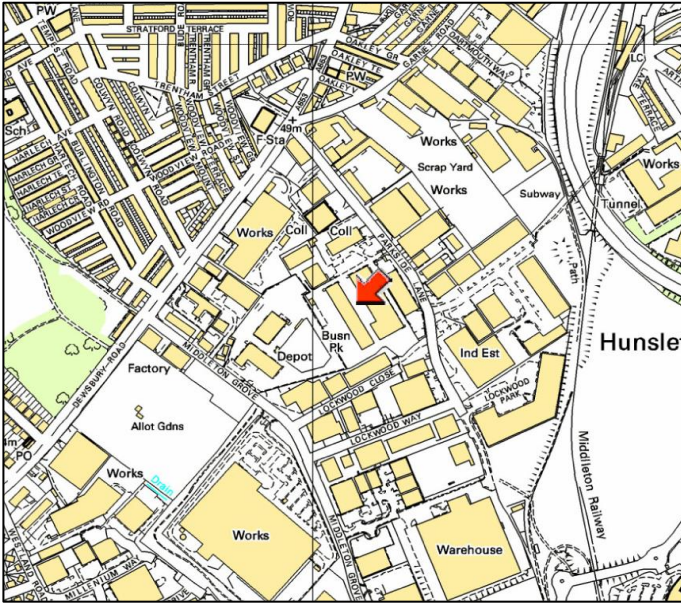
**Unit A3, Astra Park, Parkside Lane, Leeds,
LS11 5SZ**

**To Let - Industrial / Warehouse Units
4,141 sq ft (384.71 sq m)**



- Steel frame
- Solid concrete floors
- 4.9m eaves
- Heating

- Lighting
- Large shared yard
- Flexible terms
- Affordable rent



Location

Astra Park is situated approximately 3km (2 miles) 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 a terraced warehouse unit with ancillary WC's. Externally, there is a large shared loading yard and car-park.

The warehouse unit is constructed with a solid concrete floor, brickwork walls and steel frames under an insulated profile sheet roof, incorporating 10% roof lights. The unit has an internal eaves height of approximately 4.93 metres. The warehouse is lit by exposed strip lighting and heating is provided by gas fired hot air blowers. 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 A3	Sq m	Sq ft
Warehouse	384.71	4,141
TOTAL	384.71	4,141

Rateable Value

Warehouse and Premises	RV - £17,500
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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:

Tom Asher
0113 261 6244
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