



Unit 1

The Courtyards, Victoria Park, Leeds, LS14 2LB

High Quality Industrial Unit with Offices To Let (May Sell)

6,647 sq ft
(617.53 sq m)

- Trade counter
- High quality office
- Clear working height of 6m



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Summary

Available Size	6,647 sq ft
Rates Payable	£15,593.75 per annum
Rateable Value	£31,250
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal costs incurred in this transaction
EPC Rating	D (79)

Description

The property is an end terrace unit of steel frame construction with brick and metal clad elevations with both pedestrian access and loading door. The property benefits from:

- Heating and lighting
- High quality office with excellent fenestration
- Trade counter
- Clear working height of 6m
- Excellent parking and loading areas
- The property stands in a secure compound

Location

The Courtyards at Victoria Park is a well established industrial location situated to the north east of Leeds City Centre benefitting from excellent access to the new East Leeds Radial route, the motorways, the City Centre and the Greater Leeds/West Yorkshire conurbation as a whole. There are plenty of good local amenities in the area.

Accommodation

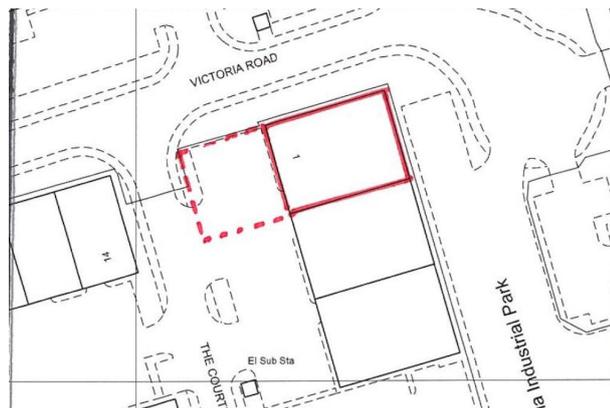
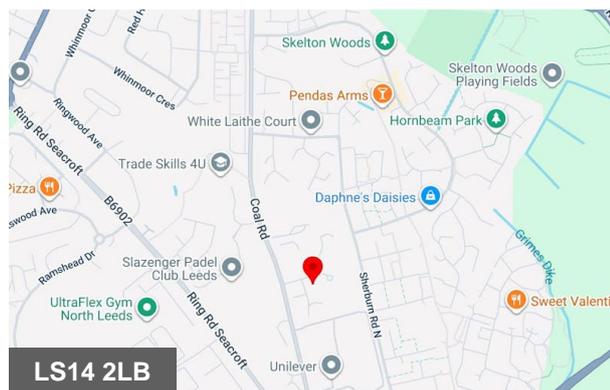
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,029	467.21	Available
1st	1,618	150.32	Available
Total	6,647	617.53	

Terms

The property is available to let for a term to be agreed.

Our Clients will consider a sale of the property.



Viewing & Further Information

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