



Unit A2

Westland Court, Leeds, LS11 5ST

Light Industrial / Storage Unit

445 sq ft
(41.34 sq m)

- Modern easily maintained
- Ideal for business / storage use
- Convenient South Leeds location



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Summary

Available Size	445 sq ft
Rent	£6,250 per annum
Business Rates	Upon Enquiry
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	Upon enquiry

Description

Westland Court is a modern industrial development comprising a single storey compact unit, constructed with reinforced concrete floor, double skin brick and blockwork elevations and high level profile cladding.

The unit benefits from the following:

- Roller shutter loading door (2.6m wide)
- Separate personnel entrance door
- WC facilities
- Shared yard and parking

Location

The Westland Court development is located off Westland Square just off Dewsbury Road, approximately 1 mile from Junction 3 of the M621 Motorway. The M621 feeds into the M1 and A1M and Dewsbury Road itself provides access ultimately with the M62 Motorway via the Leeds Ring Road which is approximately 1 mile to the south. Leeds City Centre is within 2 miles.

Accommodation

The accommodation comprises the following areas:

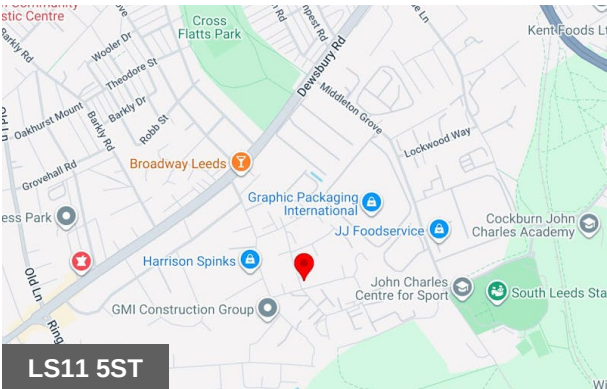
Name	sq ft	sq m	Availability
Ground - Warehouse	445	41.34	Available
Total	445	41.34	

Terms

The unit is available on a new 3 year full repairing and insuring lease at a quoting rent of £6,250 per annum exclusive and a maintenance rent of £550 + VAT, both paid monthly.

Viewings

Strictly by prior appointment with the sole Letting Agent.



Viewing & Further Information

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