



## Unit 15

Ashbrooke Park, Leeds, LS11 5SF

### Self-contained office

**1,593 sq ft**  
(147.99 sq m)

- Highly established Parkside Industrial Estate located off Dewsbury Road LS11 5SF
- Ample onsite Parking



# Unit 15, Ashbrooke Park, Leeds, LS11 5SF

## Summary

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Available Size | 1,593 sq ft                                                                      |
| Business Rates | Upon Enquiry                                                                     |
| VAT            | All prices quoted are exclusive of VAT.                                          |
| Legal Fees     | Each party is responsible for their own legal fees incurred in this transaction. |
| EPC Rating     | E (101)                                                                          |

## Description

The property is a self-contained office with kitchenette and male/female toilets benefitting from the following:

- Highly established Parkside Industrial Estate located off Dewsbury Road LS11 5SF
- Ample onsite Parking
- Fully secure compound area with 24/7 CCTV
- Adjacent to Junction 5 off the M621 motorway

## Location

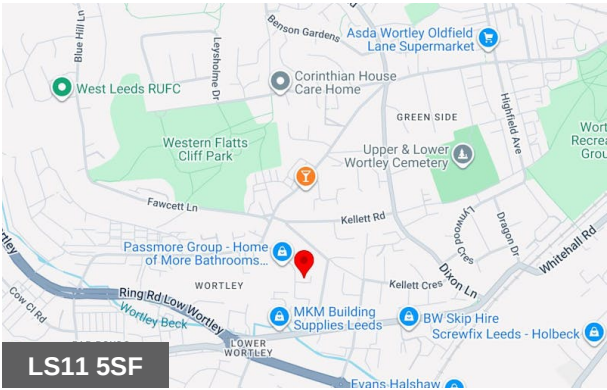
Ashbrooke Park forms part of the highly established Parkside Industrial Estate off Dewsbury Road in the Beeston area of Leeds.

The estate is situated close to Junction 5 of the M621 motorway and therefore offers excellent transport links to both the regional (M62) and national (M1 & A1) motorway networks. The estate also offers excellent public transport links into Leeds City Centre and the South Leeds Area by being a mere minute's walk from the Dewsbury Road Bus Corridor.

Ashbrooke Park is a complex of industrial/warehouse and office units, with ample parking available for all units. The estate also benefits from full CCTV coverage throughout.

## Terms

The property is available to let on a 5 year lease with rent available upon application.



## Viewing & Further Information

**Emma Rhodes**  
07927 132602  
emmarhodes@cartertowler.co.uk