



Unit A7

Westland Court, Leeds, LS11 5ST

Light Industrial / Storage Unit

461 sq ft
(42.83 sq m)

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



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Summary

Available Size	461 sq ft
Rent	£6,500 per annum plus maintenance rent of £550 + VAT
Business Rates	Upon Enquiry
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party will be responsible for their own legal costs incurred in this transaction.
EPC Rating	E (120)

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
Ground - Warehouse	461	42.83
Total	461	42.83

Viewings

Strictly by prior appointment with the sole Letting Agent.

Terms

The unit is available on a new 3 year full repairing and insuring lease at a quoting rent of £6,500 per annum exclusive and a maintenance rent of £550 + VAT, both paid monthly.



Viewing & Further Information

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