

Industrial

UNIT 1 | LENTON DRIVE

Parkside Road, Leeds, LS11 5JW



UNIT 1 | 13,564 SQ FT

Industrial Unit with office

Unit 1 Lenton Drive offers a spacious and versatile industrial unit with office accommodation, WC facilities, and 24-hour access. The unit features a dedicated car parking area, an electric roller shutter door, and ample circulation space, providing a functional setup for a variety of business needs. It has 6m eaves.

Unit 1 has excellent prominence with frontage on both Parkside Lane and Lenton Drive. Located just 1 mile south of Leeds City Centre, the estate benefits from excellent transport links, with easy access to the national motorway network. Unit 1 is an ideal choice for businesses seeking a well-positioned and accessible industrial space in Leeds.



Lease Type	New
------------	-----

Unit Summary

- Office Accommodation
- LED Lighting
- Roller Shutter Door
- 24 Hour Access
- 3 Phase Power
- Car Parking

Occupational Costs

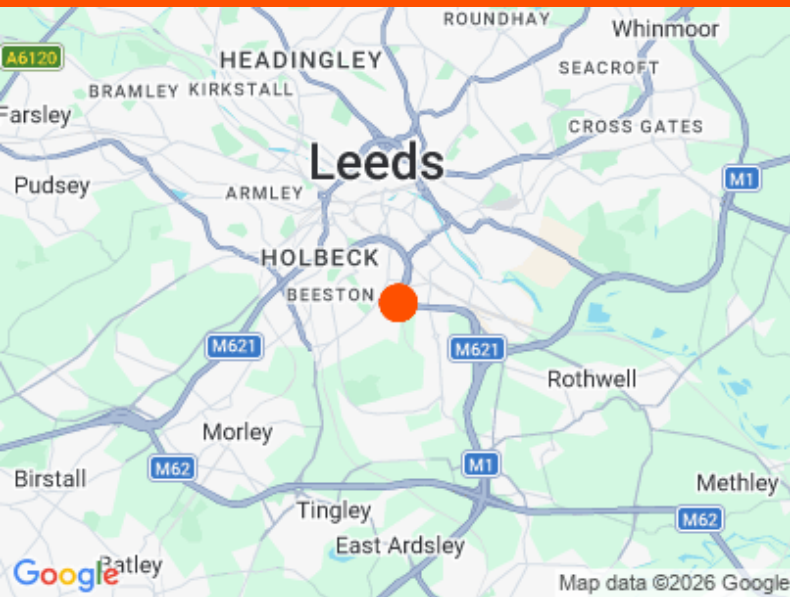
	Per Annum	Per Sq Ft
Rent	£103,500.00	£7.63
Rates	£43,595.71	£3.21
Service Charge	£6,037.53	£0.45
Insurance	£2,712.80	£0.20
Total Cost	£165,108.51	£12.17

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Industrial

UNIT 1 | LENTON DRIVE

Parkside Road, Leeds, LS11 5JW



Location

Lenton Drive is located approximately 1 mile south of Leeds City Centre. The estate is well located for the national motorway network with junction 5 of the M621 approximately 0.15 miles to the north.



Road
J5 - M621: 3.1 miles



Airport
Leeds Bradford Airport: 11 miles



Rail
Leeds: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (75)

Key Contact



Caroline Hardy

Asset Manager

"Caroline is an Asset Manager based in the North."



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: unit.info/U4P0400042

+44(0) 808 169 7554