



Unit 3A & 4

Ashbrooke Park, Parkside Lane, Leeds, LS11 5SF

Industrial Unit To Let

3,708 sq ft
(344.48 sq m)

- Industrial unit with brick elevations
- Undergoing refurbishment



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Summary

Available Size	3,708 sq ft
Business Rates	Upon Enquiry
VAT	All prices quoted at exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	D (87)

Description

The subject property is a traditionally constructed industrial unit with brick elevations and plenty of flexibility in terms of loading and parking. The property is currently split to accommodate the previous occupiers use but refurbishment is underway.

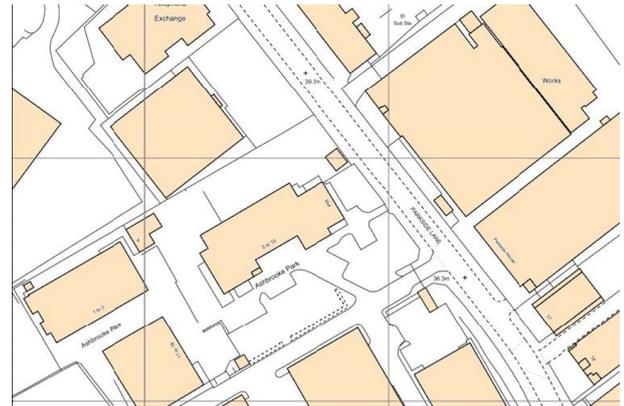
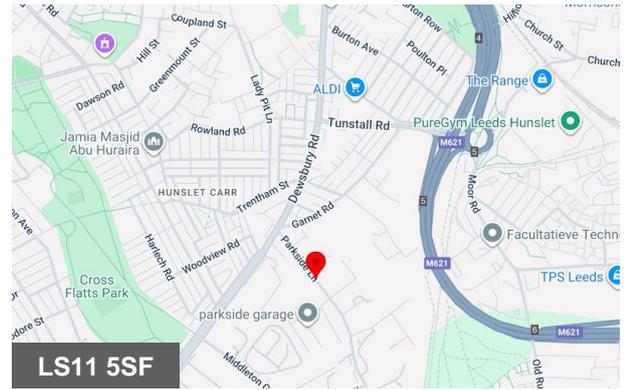
The building could be utilised as either an industrial/warehouse storage facility or could easily be utilised as hybrid work space.

Location

Ashbrooke Park is located just off Parkside Lane to the south of Leeds City Centre adjacent to the Dewsbury Road. The property has excellent access to both the motorway and the Leeds conurbation as a whole. The surrounding area is of an established industrial development.

Terms

The property is available on a leasehold basis for a term to be agreed. Rent available on application.



Viewing & Further Information

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