



## Unit 1 Angel Court

Burley Road, Leeds, LS3 1BS

### Warehouse/Industrial Unit with Offices

**4,633 sq ft**  
(430.42 sq m)

- Established location close to city centre
- Strong access links
- Secure industrial estate
- Generous parking

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## Summary

Available Size	4,633 sq ft
Rent	£9.75 per sq ft
Rates Payable	£14,845.25 per annum
Rateable Value	£29,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

## Description

Unit 1 comprises a detached, modern industrial unit with offices and parking situated within a secure estate. The property is of steel portal frame construction with brick and metal cladding to the external elevations.

The unit offers the following specification:

- Ground and first floor office accommodation
- Kitchenette and WC Facilities
- 3 phase electricity
- 6.95m eaves height
- Single ground level loading door
- Painted concrete floor
- High bay LED lighting
- Gas supply

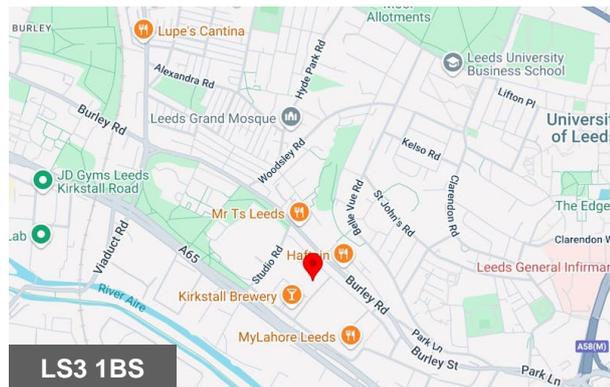
## Location

Angel Court offers a secure multi-let industrial estate and is situated on Burley Road and links with Kirkstall Road providing strong access links to Leeds City Centre and the national motorway network. J2 of the M621 is approximately 2.4 miles away and J44 of the M1 is approximately 6.5 miles away. Nearby occupiers include GSF Car Parts, ITV, JD Gyms, Machine Mart, and Kirkstall Brewery.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	2,983	277.13	Available
Ground - Office	825	76.65	Available
1st - Office	825	76.65	Available
<b>Total</b>	<b>4,633</b>	<b>430.43</b>	



## Viewing & Further Information



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