

# NorthCap

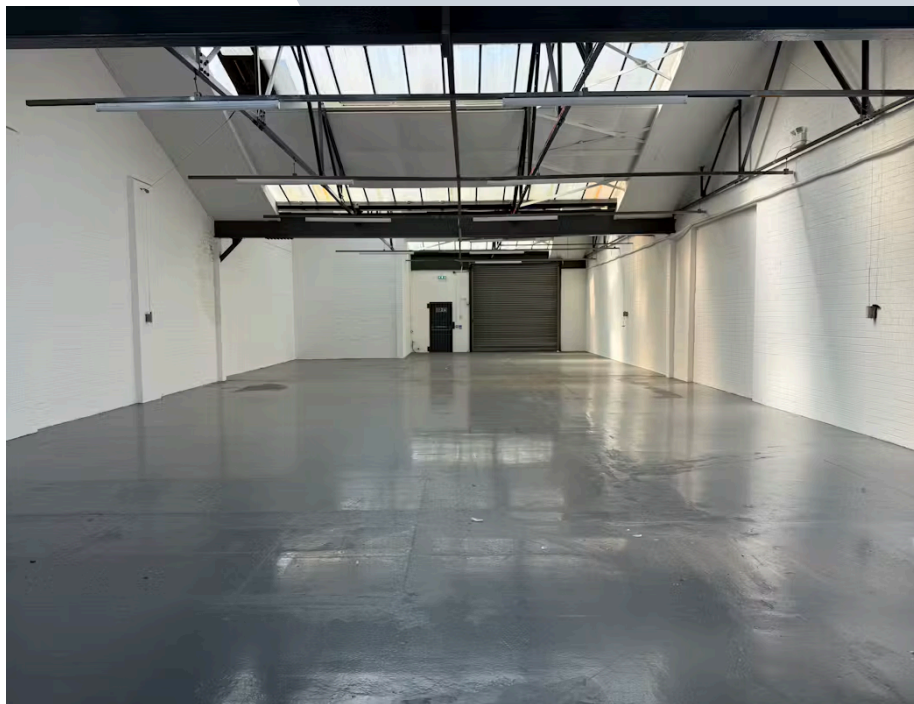
## TO LET

2,775 TO 23,422 SQ FT (257.81 TO 2,175.98 SQ M)

Five industrial / trade counter units, 2,775 – 10,412 sq ft, on an established Leeds estate under 1 mile from J5 of the M621.

## Astra Park

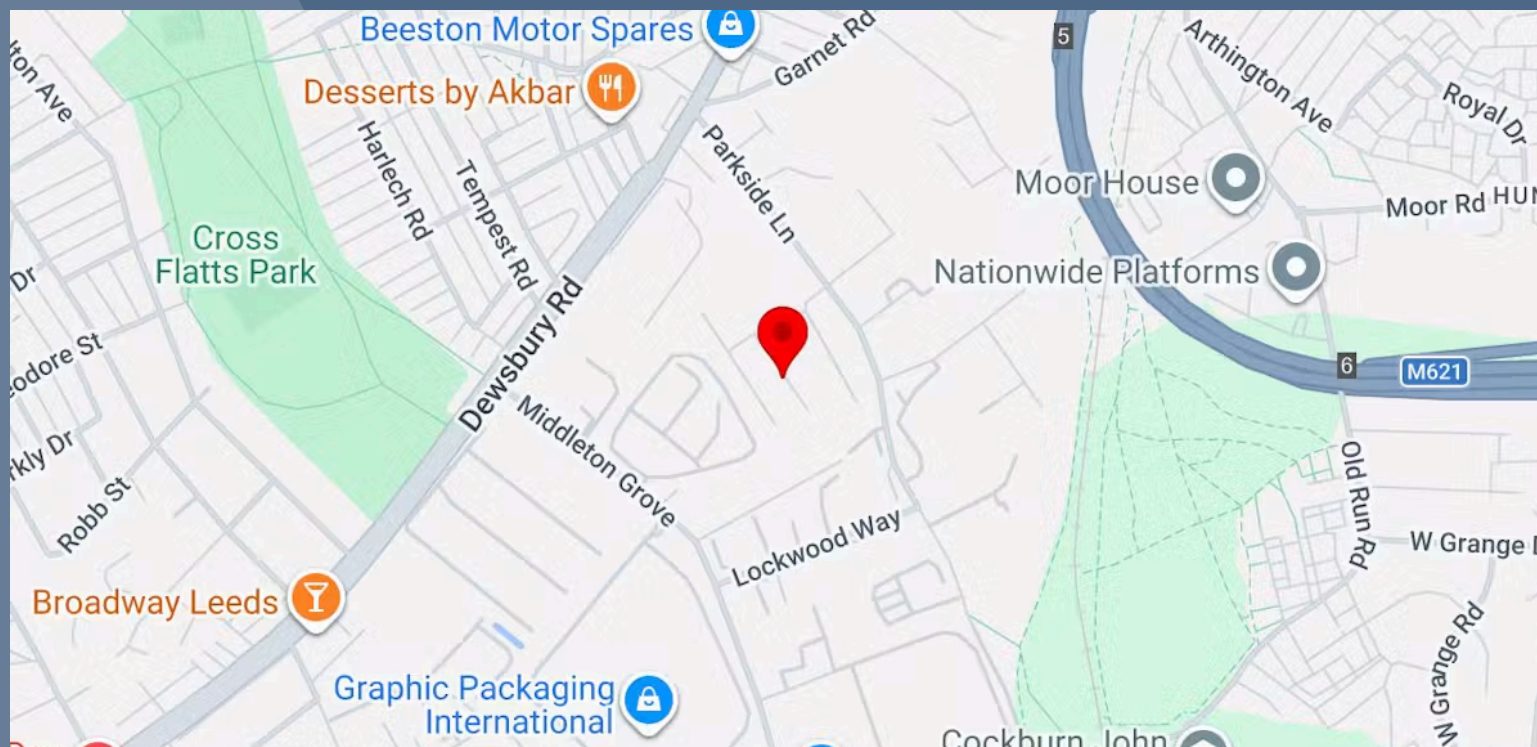
Parkside Lane | Leeds | LS11 5SZ



# TO LET

Five industrial / trade counter units, 2,775 - 10,412 sq ft, on an established Leeds estate under 1 mile from J5 of the M621.

- ▶ Five units available from 2,775 to 10,412 sq ft (23,422 sq ft in total)
- ▶ Established 14 unit industrial estate extending to 72,098 sq ft GIA
- ▶ 1.5 miles south of Leeds city centre and under 1 mile from J5 of the M621
- ▶ Roller shutter loading door and separate pedestrian entrance to each unit
- ▶ Well suited to trade counter, storage, light manufacturing and distribution
- ▶ WC facilities and LED roof lighting
- ▶ 24 hour access, on site car parking and a secure, well maintained estate
- ▶ Quoting rents of £7.89 to £9.94 per sq ft exclusive



Astra Park occupies a prominent position on Parkside Lane, approximately 1.5 miles south of Leeds city centre and less than 1 mile from Junction 5 of the M621.

The M621 provides direct access to the M1 and M62, placing the estate within easy reach of the national motorway network as well as the substantial Leeds population and its associated commerce. Leeds railway station is approximately 2 miles away and Leeds Bradford Airport approximately 11 miles.

The estate sits within an established trading location occupied by a range of national trade counter and industrial operators.

ACCOMMODATION

| NAME      | SQ FT  | SQ M     | AVAILABILITY |
|-----------|--------|----------|--------------|
| Unit - B6 | 10,412 | 967.31   | Available    |
| Unit - B7 | 3,635  | 337.70   | Available    |
| Unit - B9 | 3,513  | 326.37   | Available    |
| Unit - A5 | 2,775  | 257.81   | Coming Soon  |
| Unit      | 3,087  | 286.79   | Available    |
| TOTAL     | 23,422 | 2,175.98 |              |



Astra Park is an established industrial estate comprising 14 units extending to 72,098 sq ft GIA in total, with individual unit sizes ranging from 2,760 to 10,435 sq ft.

Five units are currently available, providing 23,422 sq ft in total. Each unit benefits from a minimum of one roller shutter loading door together with a separate pedestrian entrance, WC facilities and LED roof lighting, making the accommodation well suited to trade counter, storage, light manufacturing and distribution occupiers. Unit B6 has been refurbished.

The units are available individually or in combination on new leases for a term to be agreed. All rents are quoted exclusive of VAT.

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Build Status: 2nd Hand - Existing



Eaves Height (M): 4



Loading Doors (Surface Level): 1



On-Site Security



## CONTACT



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### VAT

Applicable

### BUSINESS RATES

Rates Payable: £2.27 per sq ft Rates payable £6,480 - £23,740 pa depending on unit. Interested parties should verify with Leeds City Council.

### SERVICE CHARGE

£0.67 per sq ft Service charge £0.67 psf; buildings insurance £0.20 psf in addition.

### RENT

£7.89 - £9.94 per sq ft £27,584 - £82,100 per annum exclusive, depending on unit

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