



Astonish House

Richardshaw Road, Leeds, Pudsey, LS28 6QZ

INDUSTRIAL/WAREHOUSE UNIT

16,040 sq ft
(1,490.16 sq m)

- Good size secure yard
- 2 Ground level loading doors
- Office and WC facilities



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Summary

Available Size	16,040 sq ft
Rent	£5.50 per sq ft
Rates Payable	£34,125 per annum
Rateable Value	£62,500
VAT	To be confirmed
Legal Fees	Each party will be responsible for their own legal costs incurred in this transaction.
BER Rating	C (75)

Description

The property is of a steel portal frame construction with a combination of blockwork cement panel and metal cladding to the side elevations under a pitched roof which incorporates translucent roof lights. Internally the property comprises office space and staff accommodation including male and female W.C.'s, shower room and kitchenette. The warehouse space is over two bays on split levels. The property benefits from the following features

- * Good size secure yard
- * 2 Ground level loading doors
- * Office and WC facilities

Location

The property is situated on Richardshaw Road on the established Grangefield Industrial Estate. The Stanningley By-Pass and Leeds Ring Road (A647) is less than half a mile from the subject premises providing access to Leeds City Centre, which is approximately 5 miles to the West. The Owlcotes Shopping Centre home to Asda and Marks & Spencer is approximately half a mile to the West. Occupiers on the estate include B & M Autocare, UPS and Farmac Building Supplies

Accommodation

The accommodation comprises the following areas:

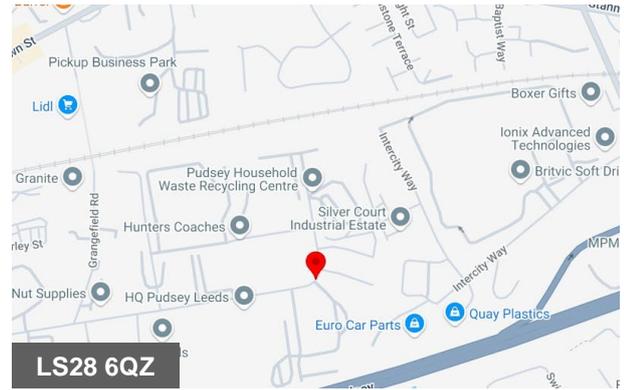
Name	sq ft	sq m
Ground - Warehouse	14,424	1,340.03
Ground - Office	1,616	150.13
Total	16,040	1,490.16

Viewings

For further information or to arrange a viewing, please contact Carter Towler.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



Josh Holmes

01132 451 447

joshholmes@cartertowler.co.uk



Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk

