



Unit 5 Aintree Court

National Road, Leeds, LS10 1TD

MODERN HIGH QUALITY WAREHOUSE /LIGHT INDUSTRIAL / TRADE COUNTER UNIT

2,550 sq ft
(236.90 sq m)

- Established industrial / trade counter location
- Close proximity to J4 M621
- External secure concrete service yard
- Heating and lighting to the offices
- 6m eaves
- 3 phase electricity

Unit 5 Aintree Court, National Road, Leeds, LS10 1TD

Summary

| | |
|-----------------------|--|
| Available Size | 2,550 sq ft |
| Rent | £28,500 per annum |
| Rates Payable | £9,106.75 per annum |
| Rateable Value | £18,250 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| BER Rating | BER exempt - EPC has been commissioned, will be available in less than 28 days |

Description

High quality modern single storey warehouse/light industrial unit incorporating ground floor offices and full size loading door to the front elevation.

The unit is of steel portal frame construction and the specification includes the following features:-

- * Full height attractive curtain wall glazing to the front elevation with good offices internally.
- * Attractive feature brickwork and profiled cladding to the elevations.
- * LED lighting in warehouse.
- * Benefits from good security measures.
- * External secure concrete service yard with parking.

Location

Aintree Court fronts onto National Road, within the popular and successful Hunslet Business Park, approximately 1.5 miles South East of Leeds City Centre. This location provides excellent regional and national transport links with access to the M621 motorway (Junction 4) within approximately ¾ mile, which in turn leads to the M1 and M62 national motorways.

Accommodation

The accommodation comprises the following areas:

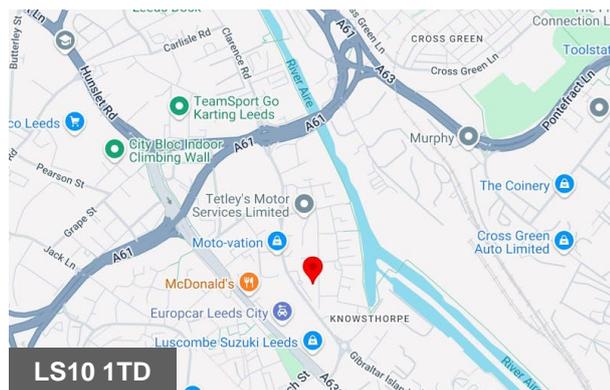
| Name | sq ft | sq m |
|--------------------|--------------|---------------|
| Ground - Warehouse | 2,250 | 209.03 |
| Ground - Office | 300 | 27.87 |
| Total | 2,550 | 236.90 |

Viewings

For further information or to arrange a viewing, please contact Carter Towler or Robert Austin & Co.

Terms

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



Viewing & Further Information



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