



## Unit 2 Park Farm Industrial Estate

Westland Road, Leeds, LS11 5XA

### INDUSTRIAL / WAREHOUSE UNIT

**5,250 sq ft**  
(487.74 sq m)

- Electric ground level loading door
- Fitted office accommodation
- Secure yard and parking
- 3 phase power



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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 5,250 sq ft                        |
| Rateable Value | £40,000                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (98)                             |

## Location

The unit is located on Park Farm Industrial Estate which is situated on Westland Road, just off the A653, Dewsbury Road, midway between Leeds City Centre and the outer Ring Road. The unit is conveniently located within the M621/M62 loop, thereby allowing easy access onto the local motorway network heading in all directions

## Description

The unit forms part of a terrace of industrial units of steel portal frame construction with brick and profile clad elevations.

The premises benefit from the following features:

- Fitted office accommodation
- Electric ground level loading door
- 5m clear working height
- Concrete floor
- Secure shared yard
- Good parking
- WC facilities
- 3 phase electricity
- LED lighting

## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft        | sq m          | Availability |
|------------------|--------------|---------------|--------------|
| Unit - Warehouse | 4,924        | 457.45        | Available    |
| Unit - Offices   | 325          | 30.19         | Available    |
| <b>Total</b>     | <b>5,249</b> | <b>487.64</b> |              |

## Terms

The property is available by way of a new Full Repairing and insuring lease for a term of years to be agreed.

## Viewings

By appointment only, please contact the agent direct.



## Viewing & Further Information



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