

TO LET



Modern industrial unit on small estate
To the eastern side of Leeds

UNIT 1, ASTLEY WAY, ASTLEY LANE INDUSTRIAL ESTATE, LEEDS, LS26 8XT



- Modern detached industrial unit
- Junction of Astley Lane & Astley Way
- Secure fenced and gated yard

RENT £42,000 p.a.

545.8 m²
(5,875 ft²)

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LOCATION

The property is situated at the entrance to Astley Way Industrial Estate in Swillington, about six miles from Leeds city centre and readily accessible for J46 of the M1 motorway.

Nearby occupiers include Dairygold UK, Jenavalve, Brookdale Transport and JF Plastics.

DESCRIPTION

The property comprises a light industrial unit, currently being stripped out to provide open plan warehousing or light industrial accommodation. There are existing WC facilities.

The property has a secure gated and fenced yard providing loading and car parking space.

ACCOMMODATION

	m2	ft2
GROUND FLOOR WAREHOUSE/ANCILLARY	545.8	5,875
TOTAL	545.8	5,875

SERVICES

The property benefits from mains water, drainage and electricity. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property is currently in the course of being reassessed for rating purposes. Interested parties should make enquiries with the local authority.

PLANNING

The property is suitable for warehousing or light industrial use. Prospective tenants should make their own enquiries of permitted uses with the Local Authority.

TERMS

The property is offered to let on a 5 year lease or multiples of 5 year at a commencing rent of £42,000 p.a.

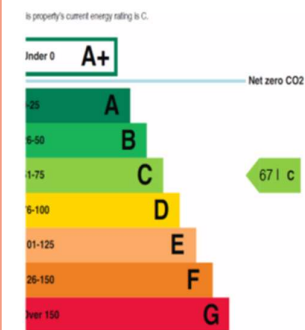
VAT

Our client is advised that VAT is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with preparation of the lease.

EPC



JOINT AGENTS

Joint agents are Sanderson Weatherall. Contact Jonathan White:

Email: jonathan.white@sw.co.uk

Tel: 0113 2216141

VIEWING

By appointment only
Nabarro McAllister

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January 2022

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Subject to Contract

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