

UNIT B6 | 10,412 SQ FT

Industrial Unit

This industrial unit benefits from WC facilities, LED roof lighting, and both loading and pedestrian access, as well as excellent road links.

Situated in an established trading location for a range of national trade and industrial operators, Astra Park is only 1.5 miles to the south of Leeds city centre and less than 1 mile from J5 of the M621.

Lease Type

New



✓ Unit S

Unit Summary

- 24 Hour Access
- Storage Unit
 Flexible Space
- Refurbished Unit
- Starter Unit
- Secure Estate

£

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£73,000.00	£7.01
Rates	£44,677.50	£4.29
Maintenance Charge	£14,000.00	£1.34
Insurance	£2,082.40	£0.20
Total Cost	£133,759.90	£12.85

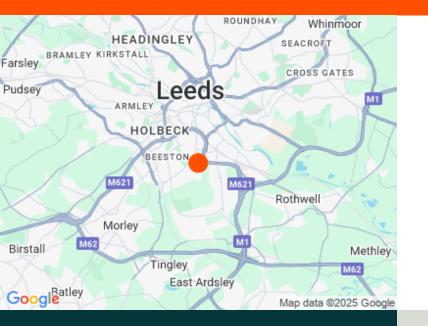
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.ukl. Units with a Rateable Value of less than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog



UNIT B6 | ASTRA PARK

Parkside Lane Leeds LSt15S7



Location

The property occupies a highly prominent position 1.5 miles to the south of Leeds city centre and less than 1 mile from J5 of the M621. The wider motorway network is within easy reach of the property, meaning that it benefits from excellent road communications as well as the large city population and associated commerce.



Road M621: 1 mile



Airport Leeds: 11 miles



Rail Leeds: 2 miles

Additional Information

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Contact us now to arrange a viewing.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	B (45)	



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