

UNIT B7 3,635 SQ FT

Industrial Unit with Office

Situated within a busy, well-established industrial estate, this unit offers a flexible space suitable for a variety of industrial or commercial uses. With 24/7 access, it provides maximum operational flexibility, ideal for businesses requiring around-the-clock operations. The adaptable layout allows tenants to configure the space to suit specific operational needs, whether for storage, light manufacturing, or distribution. This is a prime opportunity to secure space in a thriving industrial hub with excellent

accessibility and a supportive business environment.

Lease Type

New



Unit Summary

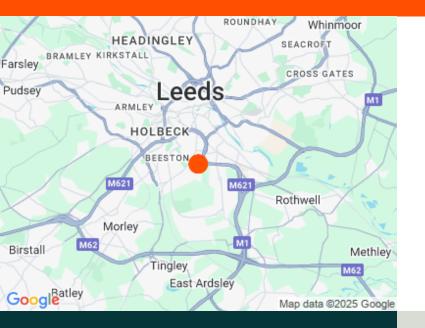
- 24 Hour Access
- Starter Unit
- Flexible Space
- Storage Unit
- Secure Estate

Occupational Costs

| | Per Annum | Per Sq Ft |
|-----------------------|------------|-----------|
| Rent | £30,900.00 | £8.50 |
| Rates | £17,465.00 | £4.80 |
| Maintenance Charge | £5,000.00 | £1.38 |
| Insurance | £727.00 | £0.20 |
| Total Cost | £54,092.00 | £14.88 |



UNIT B7 | ASTRA PARK



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 (42) |



enquiries@indurent.com +44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



+44(0) 808 169 7554