

Industrial

# UNIT B9 | ASTRA PARK

Parkside Lane, Leeds, LS11 5SZ



## UNIT B9 | 3,513 SQ FT

### Industrial Unit with Office

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 Summary

- Circulation Space
- Roller Shutter Door
- Flexible Space
- Storage Unit
- Ideal Trade Counter Units
- Starter Unit

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£31,400.00	£8.94
Rates	£7,128.00	£2.03
Maintenance Charge	£4,800.00	£1.37
Insurance	£702.60	£0.20
<b>Total Cost</b>	<b>£44,030.60</b>	<b>£12.53</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). 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 see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## 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	D (84)



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

www.indurent.com

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## 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

 For more info please visit: [unit.info/UIP0101489](https://unit.info/UIP0101489)

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