

# HYBRID OFFICE/INDUSTRIAL UNITS FROM 120 SQ.M (1,292 SQ.FT)



27

1 m



TO LET

**ASQUITH AVENUE BUSINESS PARK, ASQUITH AVENUE, MORLEY, LEEDS, LS27 7RZ**

**bhnt**  
brackenridge  
hanson tate  
0113 244 9020

# ASQUITH AVENUE BUSINESS PARK, ASQUITH AVENUE, MORLEY LS27 7RZ

## LOCATION

Asquith Avenue Business Park is located just off the A62 (Gelderd Road) on Asquith Avenue, 6 miles south west of Leeds City Centre and within 1 mile of Junction 27 of the M62.

## DESCRIPTION

The units are principally constructed in steel portal frame with pitched profile roofs and benefit from a common service yard and parking area.

Each unit has been constructed to a high standard offering excellent accommodation across two floors combining ground floor industrial/workshop accommodation with offices at first floor. Each unit benefits from the following highlighted features:-

- comfort cooling to fitted first floor offices
- electric roller doors
- fire alarm
- option for single and three phase electricity supply

## ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Unit	Floor	sq.m.	sq.ft.
2	Ground	60.00	646
	First	60.00	646
	<b>Total GIA</b>	<b>120.00</b>	<b>1,292</b>

Unit	Floor	sq.m.	sq.ft.
3	Ground	60.00	646
	First	60.00	646
	<b>Total GIA</b>	<b>120.00</b>	<b>1,292</b>

## TERMS

The units are available on new full repairing and insuring leases for a term to be agreed. A tenant will also be required to contribute to the service charge for maintenance of the common parts of the development.

## RENTAL

Unit	Rent pax	Estimated Service Charge pa
2	£9,000	£250
3	£9,000	£250

## RATING

We understand the units are assessed as follows:-

Unit	Rateable Value	Rates Payable from April 2018
2	£8,900	Nil*
3	£8,900	Nil*

\*Subject to status. Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## LEGAL COSTS & VAT

Each party to be responsible for their own legal costs. All prices and rents quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION

Brackenridge Hanson Tate,  
6 Lisbon Square, Leeds, LS1 4LY

Att: Mathew Halliwell  
Tel: 0113 244 9020  
Email: [mathew@bht.uk.com](mailto:mathew@bht.uk.com)

**SUBJECT TO CONTRACT**  
**June 2018**



## Misrepresentation Act

*These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.*