

WAREHOUSE with office TO LET



WESTLAND HOUSE, WESTLAND SQUARE, LEEDS, LS11 5SS

- 5,974 sq.ft (555.02 sq.m)
- Industrial / Warehouse unit with office
- Established industrial estate close to Leeds City Centre and M621 motorway
- 350 KVA power supply
- Loading via 2 roller shutter doors

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is situated on Westland Square, an established industrial location just off Dewsbury Road (A653). The unit is well positioned with Leeds City Centre 2 miles north and Junction 5 of the M621 Motorway which provides access to the M1 and M62 is within 1 mile.

DESCRIPTION

The property comprises a detached industrial warehouse building with high quality office space to the front and steel portal framed warehouse units to the rear.

The available space comprises the front office and mid section of warehouse, the rear warehouse is let separately.

Internally the unit comprises two sections of warehouse with mezzanine storage, the unit benefits from a 350 KVA power supply. The office is largely open plan with partitioned meeting rooms, an entrance hall, spacious staff kitchen with cooking facilities and wc's.

Externally the unit benefits from a shared covered loading bay with two electric roller shutter doors providing loading to each section of the warehouse and accessed down the left side of the unit. There is parking to the front of the unit.

The unit is suitable for a variety of users within the B1, B2 and B8 use classes.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and comprises the following Gross Internal Areas: -

Warehouse	359.72 sq.m.	3,872 sq.ft
Offices	195.30 sq.m	2,102 sq.ft
Total	555.02 sq.m.	5,974 sq.ft

TERMS

The premises are available on a new FRI lease direct from the Landlord on terms to be agreed at a rental of **£33,000 per annum** exclusive of rates, service charge and insurance.

RATES

We understand the whole property has a current rateable value of £47,750. The rates will need to be reassessed on the available unit and we expect the rateable value to be in the region of £30,000.

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

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (79). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Apr 24