

# HYBRID INDUSTRIAL/OFFICE UNIT - TO LET



**UNIT 1, ASQUITH AVENUE BUSINESS PARK, ASQUITH AVENUE,  
MORLEY, LEEDS, LS27 7RZ**

- 1,292 sq.ft. (120 sq.m)
- Within 1 mile of Junction 27 of the M62 motorway
- Comfort cooling to first floor offices
- Electric roller shutter door
- 2 allocated parking spaces

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

LOCATION

Asquith Avenue Business Park is located just off the A62 (Gelderd Road) on Asquith Avenue, 6 miles southwest 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.

The 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. The unit benefits from the following highlighted features:-

- Comfort cooling to fitted first floor offices
- Electric roller doors
- Fire alarm
- 2 parking spaces

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Ground Floor Workshop	60 sq.m	646 sq.ft
First Floor Office	60 sq.m	646 sq.ft
Total	120 sq.m	1292 sq.ft

TERMS

Unit 1 is available on a new full repairing and insuring lease for a term to be agreed, at rent of **£14,000 per annum exclusive**.

A tenant will also be required to contribute to the service charge for maintenance of the common parts of the development.

RATES

We understand the property has a Rateable Value of £8,900. 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 (84). 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  
Sep 25