

HYBRID INDUSTRIAL/OFFICE UNIT - TO LET



UNIT 10, 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

LOCATION

Asquith Avenue Business Park is located just off the A62 (Gelder 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



ACCOMMODATION

Unit 10 has the following approximate gross internal areas:-

Ground Floor Workshop	646 sq.ft.	60 sq.m
First Floor Offices	646 sq.ft.	60 sq.m
Total	1,292 sq.ft	120 sq.m

TERMS

Unit 10 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 C (75). A copy of the EPC is available on request.

LEGAL COSTS & VAT

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

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

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Oct-25