

# HYBRID INDUSTRIAL/OFFICE UNIT - TO LET



## UNIT 3, 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 (Gelder 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
<b>Total</b>	120 sq.m	1292 sq.ft

## TERMS

Unit 3 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 (57). 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:

### **Flynn Burgess**

T: 0113 244 9020

M: 07402653238

E: [flynn@bht.uk.com](mailto:flynn@bht.uk.com)

Subject to Contract  
Jan 26

### Misrepresentation Act

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