

# 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 (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
<b>Total</b>	<b>120 sq.m</b>	<b>1292 sq.ft</b>

## 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

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Subject to Contract  
Jan 26

#### Microrepresentation 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.