



TO LET

Modern Industrial / Warehouse Unit
with Offices and an extensive yard

Astley 31

30,745 SQ FT (2856.30 SQ M)

UNIT 4 | ASTLEY LANE INDUSTRIAL ESTATE | SWILLINGTON | LS26 8XT

Modern Industrial / Warehouse Unit with Offices and an extensive yard

Description

The subject property was built in the early 1990s and comprises a steel portal frame industrial unit with blockwork and clad elevations under a dual pitched double skin aluminium insulated roof incorporating 10% translucent Perspex roof lights. The warehouse sits under two bays and benefits from a solid concrete floor, LED lighting and a minimum eaves height of 6.0m.

Loading is via three electric ground level loading doors. There is a two storey internal office block to the front of the unit which provides a combination of open plan and cellular accommodation which has carpeting, suspended ceilings, LED lighting and raised floors.

Accommodation

The accommodation comprises the following areas:

Description	SQ FT	SQ M
Warehouse	19,005	1765.62
Ground Floor Office	5,981	555.65
1st Floor Office	5,753	534.47
Total	30,745	2856.30

Terms

The property is available by way of a new, full repairing and insuring lease, for a number of years to be agreed.

Ratable Value

To be reassessed on occupation.



Eaves height 6.0m



3 ground level electric loading doors



86 dedicated parking spaces



2.47 acre site



Secure site with electric sliding gates



60 roof mounted solar panels providing c.5 kilowatts of power



Comfort cooling and fresh air circulation



EPC Rating C (74)

Location

The property is located within Astley Lane Industrial Estate, Swillington, approximately 5 miles to the east of Leeds city centre and just minutes from the A1(M), M1 and M62 motorways.

The estate is accessed via Astley Way and Astley Lane and provides access to national road networks two miles to the north of the site at J46 of the M1 motorway, via the A642 and Selby Road. The M62 motorway can also be accessed under three miles to the southwest of the site, via Wakefield Road.

Garforth town centre is located around a mile and a half northeast of the property and connections to the A1(M) are available at J44 to the northeast via the M1 motorway.

Neighbouring occupiers within Astley Lane Industrial Estate include Dairygold Food Ingredients, Brookdale Transport, Jenavalve Production and SycamoreLED.

VAT & Legal Costs

VAT is applicable. Each party will be responsible for their own legal costs.



Viewing & Further Information

For more information or to arrange a viewing please contact any of the joint agents below:

Hazel Cooper

hazelcooper@cartertowler.co.uk

Josh Holmes

joshholmes@cartertowler.co.uk

Scott Morrison

smorrison@lsh.co.uk

Elliot Bloodworth

ebloodworth@lsh.co.uk

**CARTER
TOWLER**

0113 245 1447
www.cartertowler.co.uk

**Lambert
Smith
Hampton**

0113 245 9393

ESHTON GROUP

PROPERTY DEVELOPMENT & INVESTMENT

Misrepresentation Act 1967 and the Property Misdescriptions Act 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Carter Towler and Lambert Smith Hampton for themselves and the vendor as agents for the vendor give notice that: We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. **November 2023.**

Architype | 07793 764 767 | architypecreative.com