

## FOR SALE

**UNIT 2  
EAST PARK VIEW  
LEEDS  
LS9 9JU**

- **PRICE REDUCED**
- **MAY SELL ADJOINING UNIT**
- **WORKSHOP/ LIGHT INDUSTRIAL UNIT**
- **DRIVE IN ACCESS**
- **CONVENIENTLY LOCATED CLOSE TO CITY CENTRE**



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Leeds, LS9 9JU

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- MAY SELL ADJOINING UNIT
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- DRIVE IN ACCESS
- CONVENIENTLY LOCATED CLOSE TO CITY CENTRE
- 5,000 SQ.FT (464.52 SQ.M)



## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate GIA</b>	<b>5,000</b>	<b>464.52</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## EPC

The property has an EPC Rating of G (183).

## Terms

The premises are offered For Sale with vacant possession.

## Price

**£225,000**

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

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

## Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

## Fortune Nguwo

Direct Line: 0113 848 0000

Email: [Fortune.Nguwo@walkersingleton.co.uk](mailto:Fortune.Nguwo@walkersingleton.co.uk)

## Mathew Bower

Direct Line: 0113 848 0000

Email: [Mathew.Bower@walkersingleton.co.uk](mailto:Mathew.Bower@walkersingleton.co.uk)

Ref: 44049

Feb-24

## Location

The property fronts on to East Park View close to its junctions with Charlton Street and Charlton Grove in the East End Park area of Leeds approximately 1.5 miles to the East of Leeds City Centre.

## Description

The property comprises part of a terrace of workshop/ light industrial units of traditional brick construction under a pitched slate covered roof.

Internally the unit comprises a largely open plan workshop, basement and stores loading bay with drive in access.

The unit benefits from mains gas, electricity, water and drainage.

Unit 1 which is the adjoining unit is also available for £225,000. Both units are available together for £400,000.



No. 1 Aire Street, Leeds, LS1 4PR

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