



Unit 2

Westland Square, Leeds, LS11 5SS

****IMMEDIATELY AVAILABLE -
FULLY REFURBISHED****

12,833 sq ft
(1,192.22 sq m)

- FULLY REFURBISHED
- Detached Warehouse
- Established Commercial Location
- Secure Yard
- Close proximity to M621/M62 motorways

Unit 2, Westland Square, Leeds, LS11 5SS

Summary

Available Size	12,833 sq ft
Rent	Rent on application
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs. Each party will be responsible for their own legal costs in connection with the transaction.
EPC Rating	Upon enquiry

Accommodation

Description	sq ft	sq m
Warehouse	11,245	1,044.69
Office	1,588	147.53
Total	12,833	1,192.22

Description

The property comprises of a detached industrial unit within a secure yard and benefits from the following specification:

- Steel Portal Frame
- 3 x Ground Level Loading Doors
- 5m minimum eaves height
- 3 phase power supply
- Solid concrete floor
- Secure site with steel palisade fencing.

There are 2 stories of office accommodation with the following specification;

- Suspended ceilings
- Central Heating
- Air Conditioning.

The office accommodation has been refurbished to include new windows, decoration and carpets throughout.

Location

The property is situated on Westlands Square, accessed off Westlands road off the A653 (Dewsbury Road).

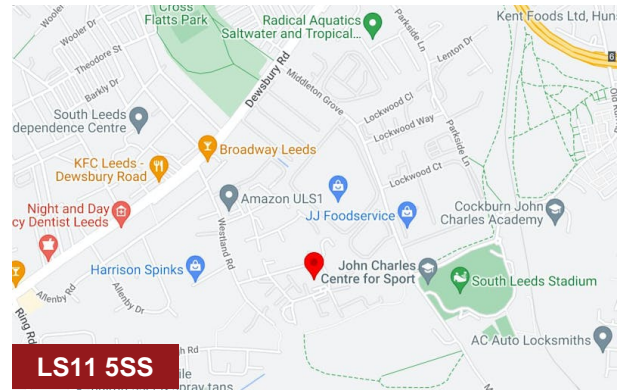
The property has good access to the M621, with junction 5 being located approximately 1.25 miles away providing convenient access to Leeds city centre, which is approximately 3.5 miles away and Junction 43 of the M1 approximately 4 miles away.

Terms

The property is available by way of a new fully repairing and insuring lease for a term to be agreed.

Business Rates

The property has a rateable value of £54,000, correct as of 1st April 2023.



Viewing & Further Information



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