



## Unit A6

Westland Court, Leeds, LS11 5ST

### Light Industrial / Storage Unit

**445 sq ft**  
(41.34 sq m)

- Modern easily maintained
- Ideal for business/storage use
- Convenient South Leeds location



# Unit A6, Westland Court, Leeds, LS11 5ST

## Summary

<b>Available Size</b>	445 sq ft
<b>Rent</b>	£6,250 per annum plus maintenance rent of £550 + VAT
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	All figures quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party will be responsible for their own legal costs incurred in this transaction.
<b>EPC Rating</b>	Upon Enquiry

## Description

Westland Court is a modern industrial development comprising a single storey compact unit, constructed with reinforced concrete floor, double skin brick and blockwork elevations and high level profile cladding.

The unit benefits from the following:

- Roller shutter loading door (2.6m wide)
- Separate personnel entrance door
- WC facilities
- Shared yard and parking

## Location

The Westland Court development is located off Westland Square just off Dewsbury Road, approximately 1 mile from Junction 3 of the M621 Motorway. The M621 feeds into the M1 and A1M and Dewsbury Road itself provides access ultimately with the M62 Motorway via the Leeds Ring Road which is approximately 1 mile to the south. Leeds City Centre is within 2 miles.

## Accommodation

The accommodation comprises the following areas:

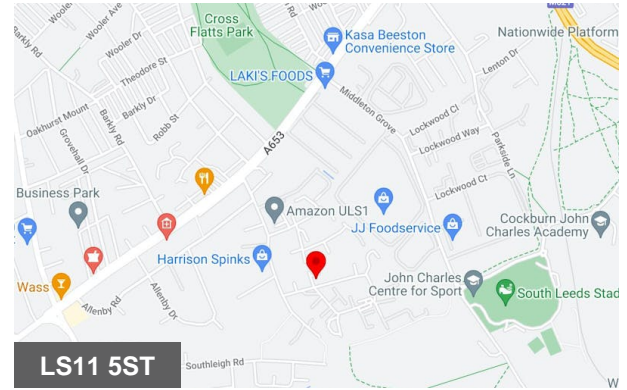
Name	sq ft	sq m
Ground - Warehouse	445	41.34
<b>Total</b>	<b>445</b>	<b>41.34</b>

## Terms

The unit is available on a new 3 year full repairing and insuring lease at a quoting rent of £6,250 per annum exclusive and a maintenance rent of £550 + VAT, both paid monthly.

## Viewings

Strictly by prior appointment with the sole Letting Agent.



## Viewing & Further Information



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