

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET
UNIQUE INDUSTRIAL UNIT WITH
LARGE YARD

UNITS 4 & 5,
KINGSMARK COURT, INTERCITY WAY,
LEEDS
LS13 4PN

8,678 SQ FT (806.2 SQ M)

GET IN TOUCH

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or our Joint Agent

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DETAILS

LOCATION

Kingsmark Court is situated to the north west of Leeds City Centre with excellent access to the Leeds Outer Ring Road and the main Stanningley By Pass. The property is just over 4 miles west of Leeds City Centre and approximately 5 miles to the east of Bradford City Centre.

DESCRIPTION

The property is a modern detached warehouse/industrial unit benefitting from: -

- fully secure site of just under an acre.
- two electrically operated roller shutter doors.
- Eaves height of 6.8 m.
- High quality office accommodation.

TERMS

The property is available to let by way of a full repairing and insuring lease for a period to be agreed. Rent on application.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL FEES

Each party is responsible for their own legal costs incurred.

RATEABLE VALUE

We understand the rateable values are as follows:

Unit 4 is £28,500, Unit 5 is £22,500.

MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Sept 2025

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

ACCOMMODATION

	SQ M	<u>SQ FT</u>
Warehouse	565.37	6,086
Ground floor offices	121.85	1,312
First floor offices	118.93	1,280
TOTAL	806.15	8,678



MISREPRESENTATION ACT