

Industrial

UNIT 19 | LENTON DRIVE

Parkside Road, Leeds, LS11 5JW

UNIT 19 | 5,284 SQ FT

Industrial unit with Office

Unit 19, Lenton Drive offers a versatile industrial unit with office accommodation, WC facilities, and 24-hour access. The unit features a dedicated car parking area, an electric roller shutter door, and ample circulation space, providing a functional setup for a variety of business needs. It has 7.4m eaves.

The unit is currently under refurbishment and will include a new roof, new LED lighting and refurbished office space.

Located just 1 mile south of Leeds City Centre, the estate benefits from excellent transport links, with easy access to the national motorway network. Unit 19 is an ideal choice for businesses seeking a well-positioned and accessible industrial space in Leeds.

Lease Type

New



Unit Summary

- Circulation Space
- Electric Roller Shutter Door
- Dedicated Car Parking
- Office Accommodation
- 24 Hour Access
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£49,100.00	£9.29
Rates	£14,970.00	£2.83
Maintenance Charge	£7,200.00	£1.36
Insurance	£1,056.80	£0.20
Total Cost	£72,326.80	£13.69

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/U4P0400043

+44(0) 808 169 7554

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Location

Lenton Drive is located approximately 1 mile south of Leeds City Centre. The estate is well located for the national motorway network with junction 5 of the M621 approximately 0.15 miles to the north.



Road
J5 - M621: 3.1 miles



Airport
Leeds Bradford Airport: 11 miles



Rail
Leeds: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (121)

Key Contact



Caroline Hardy

Asset Manager

"Caroline is an Asset Manager based in the North."



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