



To Let

Unit 7
The Courtyards
Victoria Road
Leeds
West Yorkshire LS14 2LB

4,420 Sq Ft Leasehold

- Excellent warehouse unit
- 6.5m eaves height
- Popular commercial location
- First floor offices

Agency | Consultancy | Development | Investment | Valuation

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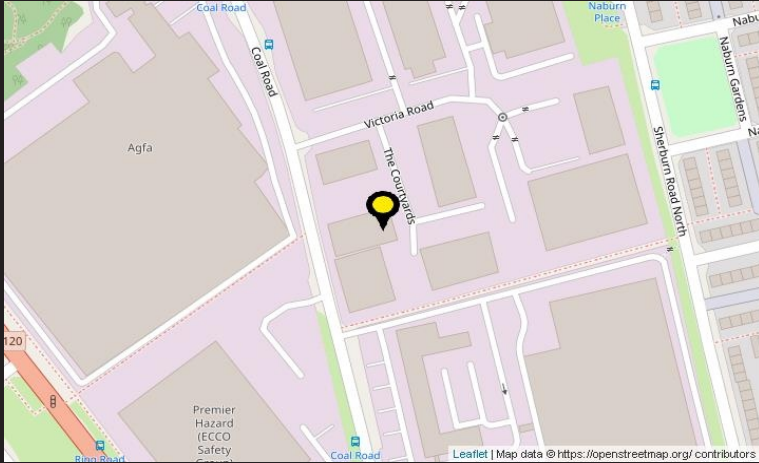
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RICS

Location

The Courtyards is situated in a popular commercial location in Seacroft, north east of Leeds city centre. The property is just set back from the Leeds Outer Ring Road (A6120) and benefits from excellent access to the A64, A61, city centre, and the north Leeds suburbs.



Description

The property comprises a modern end of terrace industrial unit including offices and yard areas.

The property has the following specification;

- Steel portal frame
- 6.5m eaves height
- 3 phase power supply
- Electric roller shutter door
- Gas fired heating to warehouse
- First floor office accommodation

There are excellent loading facilities to the property with parking for up to 6 vehicles.

Accommodation

Ground Floor Warehouse 4,022 sq ft
First Floor Offices 398 sq ft
Total GIA of 4,420 sq ft (410.62 sq m).

Use

B2/B8 Industrial Use.

Business Rates

The property has a Rateable Value of £19,750.

Tenure/Terms

The property is available by way of a new FRI lease on terms to be agreed.

EPC

The EPC rating for the property is C.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information and Viewing Arrangements

Via the Sole Agents
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