

TO LET

**UNIT 3B & UNIT 3C,
ASHBROOKE PARK,
LINCOLN WAY,
SHERBURN IN ELMET
LEEDS, LS25 6PJ**

New Industrial/ Warehouse Units



Unit 3B - 2,303 sq ft (213.93 sq m)
approximately

Unit 3C - 2,992 sq ft (278 sq m)
approximately

- Well Established Location
- Dedicated parking
- Excellent access to A1(M) and M62
- Available separately or as a whole



UNIT 3B & UNIT 3C, ASHBROOKE PARK

LOCATION

Ashbrooke Park is situated on Lincoln Way off Aviation Road at Sherburn Industrial Estate, some ¾ mile to the east of Sherburn in Elmet. The property is conveniently located for access to the regional motorway network with the A1(M) approximately 5 miles away.

DESCRIPTION

The property comprises a pair of semi-detached industrial/warehouse units of steel portal frame construction, with profile cladding to roof and elevations.

Each of the units benefit from a three-phase electricity supply, solid concrete floor, WC and an overhead sectional door plus pedestrian door.

The units benefit from dedicated car parking spaces.



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:-

Description	Size SQ FT	Size SQ M
Unit 3B	2,303	213.93
Unit 3C	2,992	278.00
Total	5,295	491.93

Interested parties must however satisfy themselves as to the floor areas of the subject property.

TERMS

The properties are available to let by way of new full repairing and insuring leases for a term of years to be agreed.

RATES

The properties require assessment for rating purposes.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with any transaction.

VIEWINGS

Strictly by appointment with the sole agents:

Flanagan James
PROPERTY CONSULTANTS
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