

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET (MAY SELL)

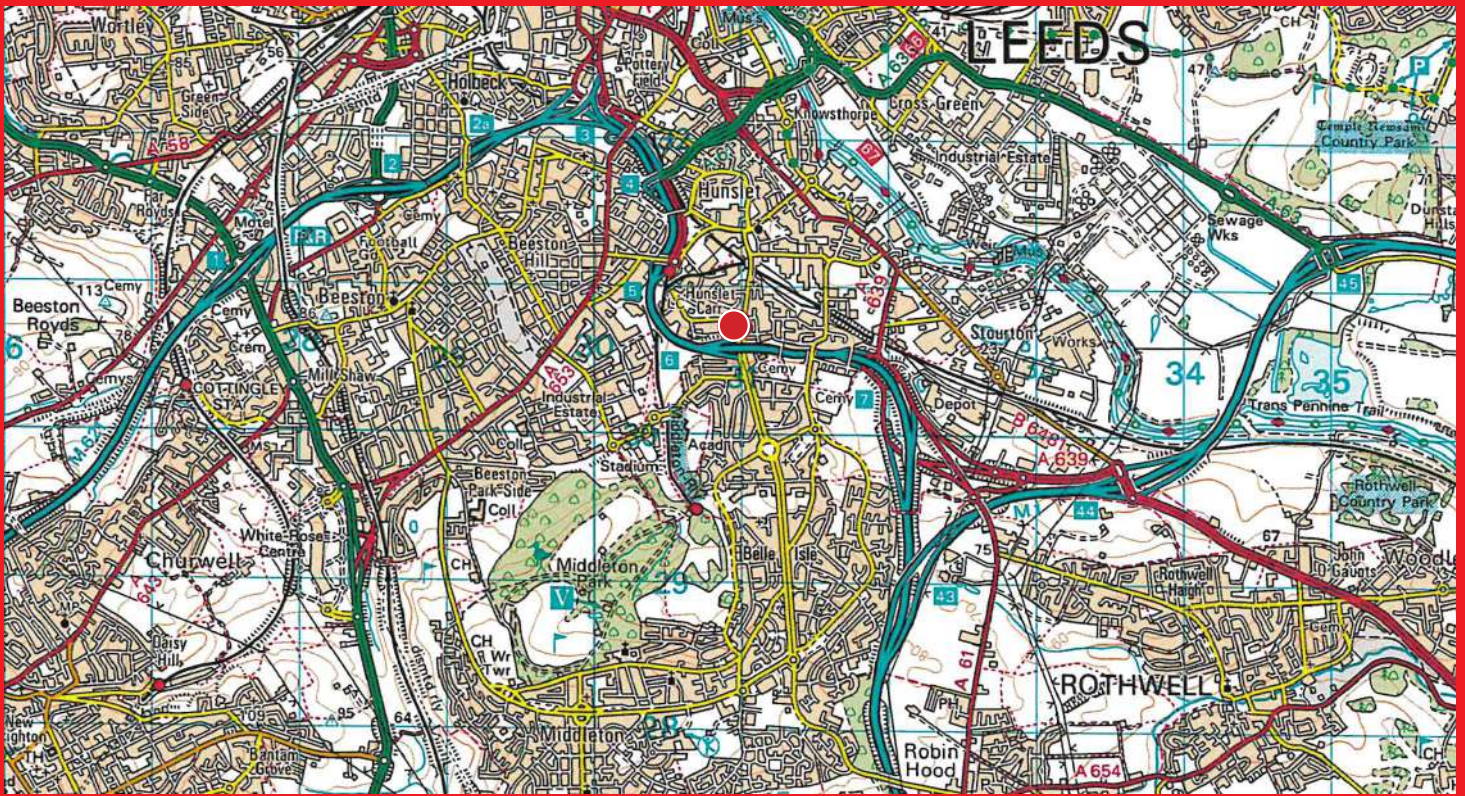
MODERN WAREHOUSE/TRADE COUNTER UNIT

UNIT 5, SOUTH LEEDS TRADE CENTRE, BELLE
ISLE ROAD, LEEDS, LS10 2DL

• 4,176 SQ FT (387.87 SQ M)



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LOCATION

The South Leeds Trade Centre is an established development of modern units fronting onto Belle Isle Road adjacent to junction 6 of the M621 lying approximately 3.5 miles to the south of Leeds City Centre.

DESCRIPTION

Unit 5 is a modern single storey end terraced industrial unit of steel frame construction with brick and metal clad elevations with the following basic specification: -

- 6.1m clear working height to the underside of the haunch
- Fully fitted two storey office accommodation to the front of the unit
- Modern lighting system to the warehouse
- 4 car parking spaces

There is a useful decked mezzanine floor standing on a steel frame to the rear of the unit.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

ACCOMMODATION

	Sq Ft	Sq m
Warehouse	2,384	221.45
Ground floor offices & trade counter	896	83.21
First floor offices	896	83.21
TOTAL	4,176	387.87

The timber decked mezzanine storage area has a floor area of 802 sq ft (74.57 sq m).

RATEABLE VALUE

We understand the rateable value of the property is £16,750.

TERMS

The property is offered on the basis of a new 10 year lease with a rent review in the 5th year on a full repairing and insuring basis.

Our Clients may consider selling their long leasehold (at a peppercorn) interest in the property.



VEWING

By appointment with the joint agents, AWS Ltd, **Nick Arundel** Tel: 0113 235 1362 or Michael Steel & Co, **Andrew Steel** Tel: 0113 234 8999



MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd and Michael Steel & Co for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

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Unless otherwise stated, all prices and rents are quoted exclusive of VAT.