

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET (MAY SELL)

MODERN DETACHED INDUSTRIAL UNIT

Riva House, Leeds, LS14 1NG

• 53,256 SQ FT (4947.65 SQ M)



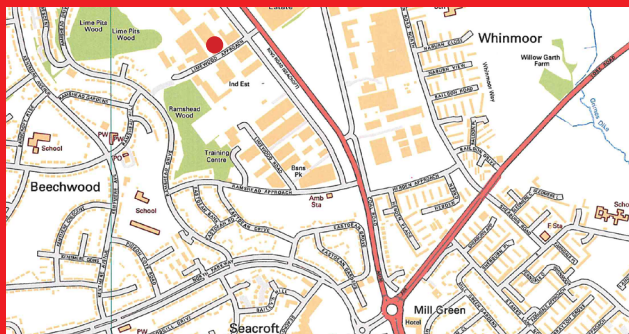
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LOCATION

Riva House is located on the Limewood Park Industrial Estate which is to the north east of Leeds City Centre adjacent to the outer Ring Road, benefitting from excellent access to the major arterial routes to and from the City.

The property is less than 2 miles from junction 46 of the M1 motorway also within easy reach of junction 45 of the M1 motorway.

Locationally, the property is excellently placed to serve the whole of the Leeds and West Yorkshire conurbations as well as the motorway network.



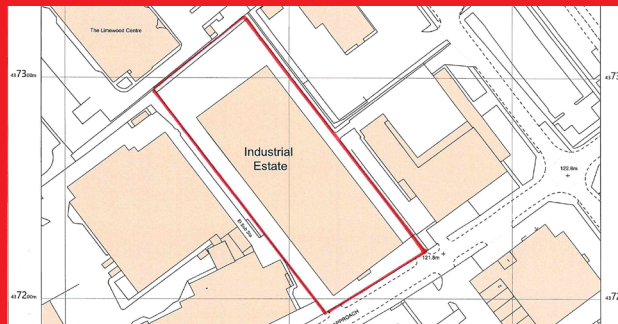
DESCRIPTION

Recently, refurbished and modernised, the property is of steel frame construction with brick and metal clad elevations with an attractive two storey modernised office and showroom to the Limewood Approach frontage.

The office accommodation has been recently upgraded to provide high quality space with reception area, entrance foyer, large administrative office and a number of smaller private offices and amenities at ground floor.

The first floor accommodations provides a showroom and design area with two offices and a storage area finished to a high specification.

The warehouse/factory area is in two bays divided in accordance with the current occupier's use and operations.



Recently re roofed the area is fully lit and the warehouse/factory area has the benefit of first floor storage running the full length of the eastern elevation of the building, part of this area provides an extension to the first floor office accommodation, with workspace beneath.

The industrial area has a clear working height of 6.57 m and two loading doors.

Standing in a secure compound the unit has car parking to the Limewood Road frontage of the property and large yard and turning areas to the rear, with 360° access.

ACCOMMODATION

(all areas are gross internal)

	SQ FT	SQ M
Ground floor office	3,681	341.98
First floor office	5,101	473.90
Workshop area	38,404	3,567.85
Mezzanine	6,070	563.92
TOTAL	53,256	4,947.65

RATEABLE VALUE

We understand the rateable value of the property is £128,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.



PLANNING

We understand the property has existing planning consent for B8 use.

Subject to contract.

VIEWING

By appointment with the sole agent,



AWS,
Nick Arundel
Tel: 0113 235 1362
E: nick@awsltd.co.uk

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