



*Nabarro McAllister & Co*  
*C h a r t e r e d   S u r v e y o r s*

**FOR SALE**

**UPPER MOOR WORKS  
GALLOWAY LANE  
PUDSEY, LS28 7EX**



We give below brief details of dental laboratory premises which could be used for a variety of related uses.

*Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822*  
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Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.  
**Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451**  
**Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY**

## **LOCATION**

The property stands in a mixed locality close to the centre of Pudsey and readily accessible for centres of Leeds and Bradford on Galloway Lane.

## **DESCRIPTION**

The property comprises part single storey and part two storey building estimated to be about 50 years old. The building is constructed around a steel frame work with corrugated asbestos cement sheet roof but the building has been roofed over to provide a concrete tiled finish and the walls are constructed in brick with a rendered covering.

## **ACCOMMODATION**

### Ground Floor

**Offices and Laboratories 1,671 sq ft**

**Ladies & Gents WC's** with one additional WC

### First Floor

**Laboratories & Stores 1,237 sq ft**

The accommodation has the benefit of gas fired central heating and partial air conditioning.

## **RATEABLE VALUE**

On enquiry of the Valuation Office website we understand the property is assessed for rating purposes at Rateable Value £11,000.

## **TENURE**

The property is freehold.

## **TERMS**

The property is offered for sale with the benefit of vacant possession in the sum of £325,000.

## **VIEWING**

Strictly by appointment with the Chartered Surveyors.

***Subject to Contract***

## **MISREPRESENTATION CLAUSE**

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

***Regulated by RICS***

# Energy Performance Certificate

## Non-Domestic Building



Uppermoor Works, Uppermoor  
PUDSEY  
LS28 7EX

**Certificate Reference Number:**  
0080-0832-8629-8029-9096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **83**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 362  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 98.05

### Benchmarks

Buildings similar to this one could have ratings as follows:

**38**

If newly built

**101**

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

**Assessment Software:** iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

**Property Reference:** 882698080000

**Assessor Name:** James Homer

**Assessor Number:** STRO001213

**Accreditation Scheme:** Stroma Accreditation

**Employer/Trading Name:** Nabarro McAllister & Co

**Employer/Trading Address:** Devonshire Lodge, Devonshire Ave, Leeds, LS8 1AY

**Issue Date:** 25 Nov 2012

**Valid Until:** 24 Nov 2022 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number:** 9290-8969-0422-8000-8080

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.