

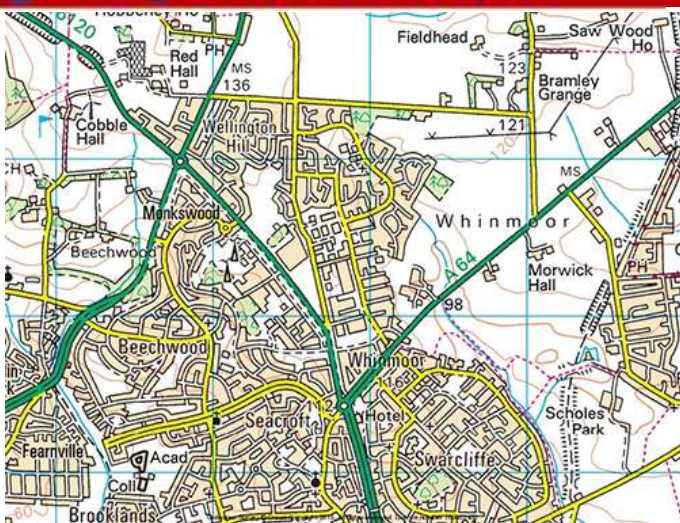
**INVESTMENT PROPERTY FOR SALE
HIGH QUALITY WAREHOUSE UNIT**

3,854 SQM (41,725 SQFT)



**UNITS 3001 & 3003
VICTORIA INDUSTRIAL PARK
VICTORIA ROAD
LEEDS, LS14 2LA**

- **HIGH QUALITY INDUSTRIAL UNIT**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **GOOD QUALITY TENANT**



LOCATION

The property forms two of three units standing on Victoria Industrial Park just off Coal Road, readily accessible for Leeds City Centre and the motorway network.

DESCRIPTION

The property comprises a lofty warehouse with ancillary office accommodation built around a steel portal frame with external walls clad partly in brick and partly in profiled metal sheeting under profiled metal sheet roof. There is a shared secure concrete yard with loading door to warehouse space and separate car parking area adjacent to the office entrance.

ACCOMMODATION

	SQ M	SQ FT
UNIT 3001	2073.3	22,317
UNIT 3003	1781.55	19,177

SERVICES

The property benefits from all mains services. No test of the services have been made.

PLANNING

No enquiries have been made of the local Planning Office but the properties have been in warehousing and office use since their construction.

RATING

The properties have the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
Warehouse & Premise	Unit 3001 - £96,000 Unit 3003- £84,500	£45,984 £40,476

LEASES

The Lease of 3001 is to Komori for a 10 year term from August 2010 at a rent of £110,000 per annum. There is a rent review at the end of the fifth year and the Lease is held on effective full repairing and insuring terms.

The Lease on Unit 3003 is to Pharmacy2u for 10 years and 2 months from 12th July 2012. The current rent is £97,500 per annum. The Lease is held on an effective full repairing basis but is subject to a Schedule of Condition. The tenant has an option to break the Lease at the end of the fifth year and the property is subject to a rent review after 5 years and 2 months.

TERMS

The property is offered for sale at a price of £3,000,000 for the freehold interest subject to Leases.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

Energy Performance Certificate Non-Domestic Building

Unit 3003
Victoria Industrial park
Victoria Road
Leeds
LS14 2LA

This certificate shows the energy rating of this the building fabric and the heating, ventilation compared to two benchmarks for this type of and one appropriate for existing buildings. Th information on the Government's website www.gov.uk

Energy Performance Asset Rating

More energy efficient



ENQUIRIES

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SUBJECT TO CONTRACT

August 2017

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

