

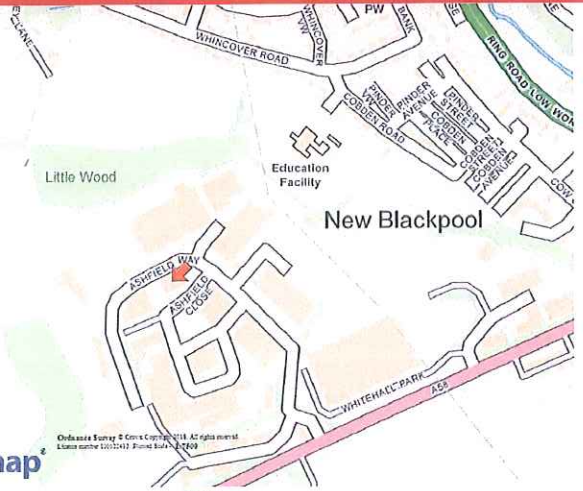
INDUSTRIAL WAREHOUSE

967.67 SQM (10,416 SQFT)



**2 WHITEHALL INDUSTRIAL
ESTATE
LEEDS
LS12 5JB**

- **WAREHOUSE WITH MEZZANINE**
- **6.48M EAVES HEIGHT**
- **14,500 SQFT YARD**
- **CAN BE SPLIT INTO TWO UNITS**



EPC

LOCATION

The property stands in Whitehall Industrial Estate just off Whitehall Road East, close to its junction with the A6110 (Ring Road). Whitehall Industrial Estate is a well-established warehousing/industrial estate with easy access to Junction 1 of the M621 and the motorway network beyond. Leeds City Centre is approximately 3 miles to the East.

DESCRIPTION

The building comprises a detached steel portal framed industrial warehouse building under a pitched roof with part brick and part metal profile sheet cladding. The property benefits from a 14,500sqft yard area, two electric roller shutter doors, good quality office space and mezzanine.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Warehouse/offices	822.19	8,850
Mezzanine	145.48	1,566

SERVICES

The property benefits from mains water, electric, gas and drainage. No test of any of the services has been made.

RATING

The property has the following entries in the 2017 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
WORKSHOP & PREMISES	£38,250	£18,934

PLANNING

No enquiries have been made of the Local Planning Office but the property has been in warehouse use for many years.

RENTAL

The property is offered on a new Lease for a five-year term or multiples of five years at an annual rent of £50,000 per annum on full repairing and insuring terms.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction. The tenant is to be responsible for the landlords reasonable legal costs.

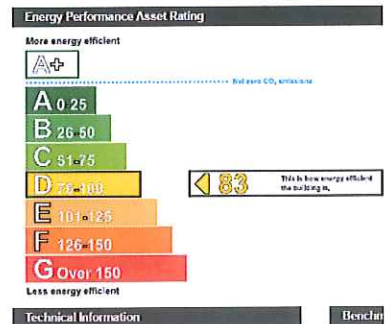
Energy Performance Certificate 

Non-Domestic Building

Dennis Eagle Ltd
25 Whitehall Industrial Estate, Whitehall Road
Leeds
LS12 5JB

Certificate Ref: 0390-0739

This certificate shows the energy rating of this building. It indicates the energy rating of the building fabric and the heating, ventilation, cooling and lighting system 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 the guidance document Energy Performance Certificates for the construction of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



ENQUIRIES

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SUBJECT TO CONTRACT

MARCH 2018

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 states, all prices are quoted exclusive of VAT.