



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

**TO LET/FOR SALE
WAREHOUSE AND OFFICES
SHAWELD HOUSE
BENSON STREET
LEEDS LS7 1BL**



We give below brief details of an excellent warehouse and offices situated close to Leeds city centre.

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822

info@nabarromcallister.co.uk

Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.

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4657451***

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

DESCRIPTION

The property comprises a two storey building of traditional construction with walls faced mainly in brick but partly in stone with rendered infill panels and part profile sheet cladding under a part flat felted but mainly corrugated asbestos cement sheet roof. The property has been refurbished in recent times and provides good quality accommodation.

LOCATION

The property stands in an established industrial warehouse locality between Roseville Road and Sheepscar Street South just to the north of Leeds city centre. The motorway network is readily accessible.

ACCOMMODATION

Ground Floor

Offices 1,294 sq.ft with the benefit of double glazing, partial air conditioning and central heating.

Ladies and Gents W.C. accommodation.

Warehouse 2,254 sq.ft. with roller shutter door and concrete floor.

First Floor

Warehouse 1,278 sq.ft with staircase down to ground floor warehouse and loading platform.

Offices 1,594 sq.ft. with double glazing, central heating, part air conditioning and finished to a good standard. There are ladies and gents W.C. facilities at first floor level.

SERVICES

The property benefits from all mains services.

TERMS

The property is offered on a ten year lease with a rent review at the end of the fifth year on full repairing and insuring terms at an annual rent of £35,000 per annum. The property is offered for sale freehold in the sum of £420,000.

RATEABLE VALUE

The property is assessed for rating purposes on enquiry of the VOA website at Rateable Value £29,250.

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



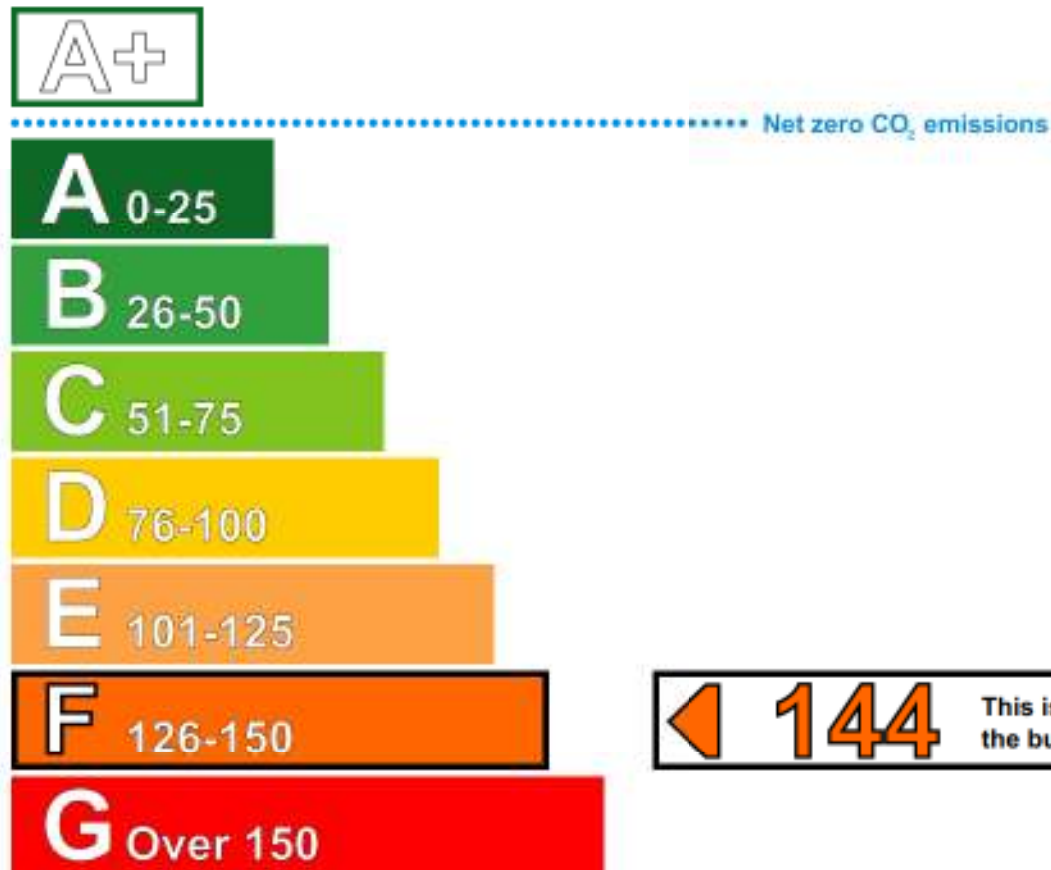
Shaweld House
Benson Street
LEEDS
LS7 1BL

Certificate Reference Number:
0590-0831-5160-7421-6002

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.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 733
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

62 If newly built
132 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 976168450000

Assessor Name: Katie Suggitt

Assessor Number: STRO001562

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: White Rose EPC's

Employer/Trading Address: 17 Gledhow Court, Gledhow Valley Road, Leeds

Issue Date: 30 Sep 2009

Valid Until: 29 Sep 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0607-2815-6440-5100-9103

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 Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**