

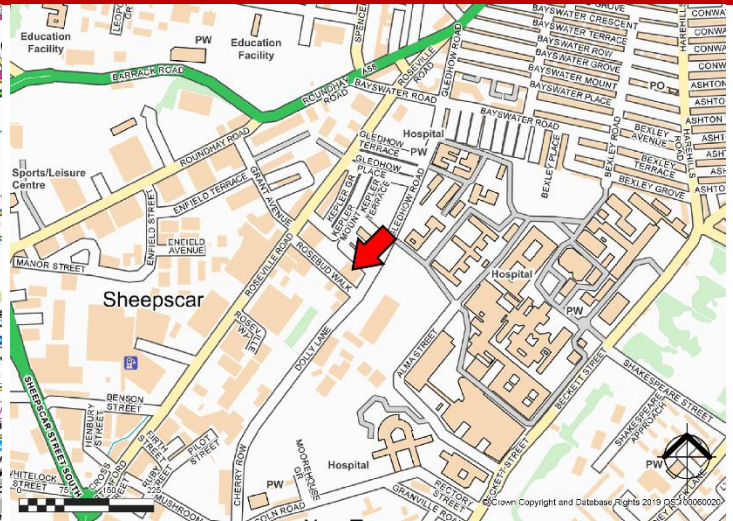
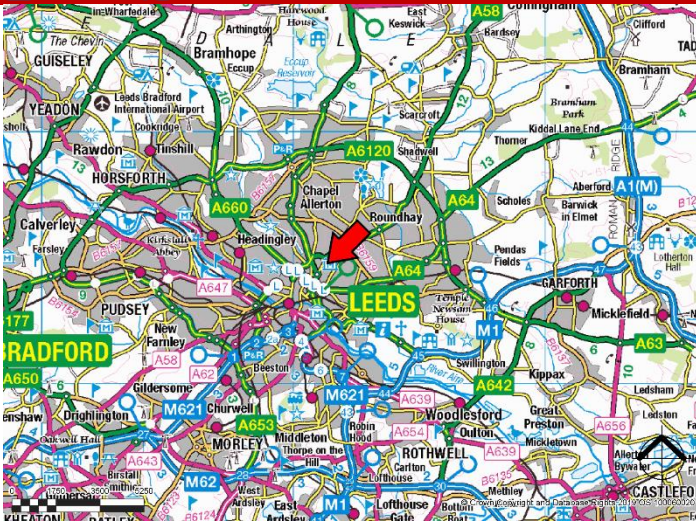
WAREHOUSE TO LET IN WHOLE OR IN PARTS

585.68SQM (6,304 SQFT) TO
1,130.96 SQM (12,174 SQFT)



**53 DOLLY LANE
LEEDS
LS9 7TU**

- LARGE YARD
- OFFICE ACCOMMODATION
- CLOSE TO CITY CENTRE



LOCATION

The subject property stands on Dolly Lane adjacent to the Royal Mail Delivery Office. Leeds City Centre is 1 mile to the South West. There is quick and easy access to the Motorway network.

DESCRIPTION

The property comprises a modern warehouse building constructed with profiled metal sheets and masonry, clad around a steel portal frame with a profiled metal sheet roof. The accommodation comprises a warehouse area with ground and first floor offices. The warehouse area benefits from a 6.67m eaves height, LED lights, electric roller shutter door, roof lights and painted concrete floor. There is modern office accommodation with several WC's and 3 kitchens. There are suspended ceilings, radiators, double glazing and LED lights to the offices. The concreted yard area is circa 12,400SQFT.

The building could be let as a whole or split as indicated on the floor plan. A new masonry wall would be constructed to divide the two sides and a new roller shutter door installed to the front.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	700.11	7,536
GF Left Hand Offices	89.92	968
GF Right Hand Offices	131.59	1,416
FF Left Hand Offices	83.25	896
FF Right Hand Offices	126.09	1,357

SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

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. Small business rates relief may be available. The property would be re-assessed if it were to be split.

	Rateable Value (2017)	Estimated rates payable
Warehouse and Premises	£60,000	£29,700

PLANNING

The property has planning consent for its current Warehouse use. There could be a change of use subject to planning permission.

RENTAL

£79,000 per annum, exclusive as a single unit.

Left hand unit only £38,000 per annum.

Right hand unit only £41,000 per annum.

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

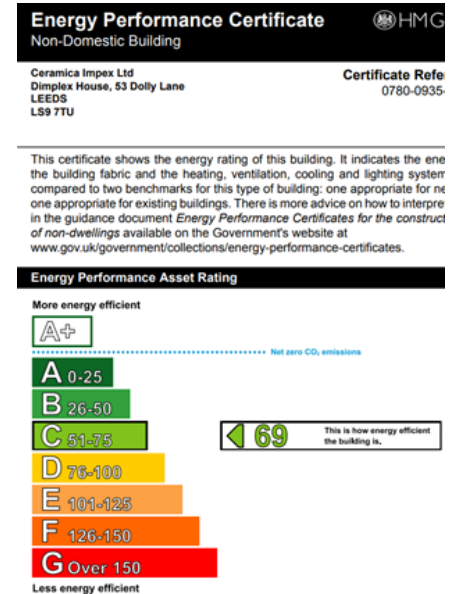
VAT

Our client has advised us that Value Added Taxation is 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, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

EPC



Energy Performance Certificate
Non-Domestic Building

Ceramica Impex Ltd
Dimplex House, 53 Dolly Lane
LEEDS
LS9 7TU

Certificate Refe
0780-0935

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 system compared to two benchmarks for this type of building: one appropriate for new buildings and one for existing buildings. There is more advice on how to interpret this in 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.

Energy Performance Asset Rating

More energy efficient

A+
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient

Net zero CO₂ emissions

69 This is how energy efficient the building is.

ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

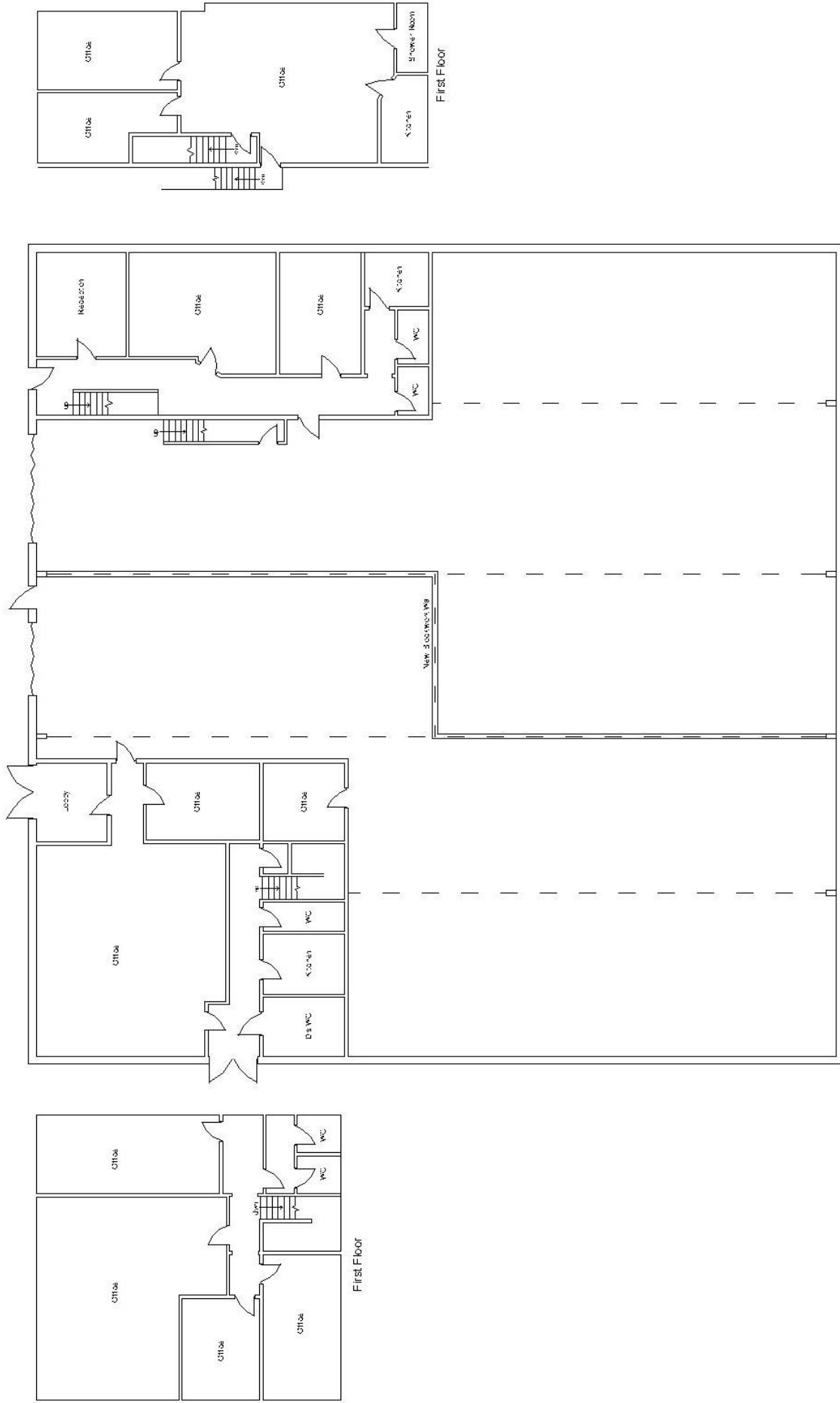
SUBJECT TO CONTRACT

October 2019

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.

53 Dolly Lane



Ground Floor - Proposed