

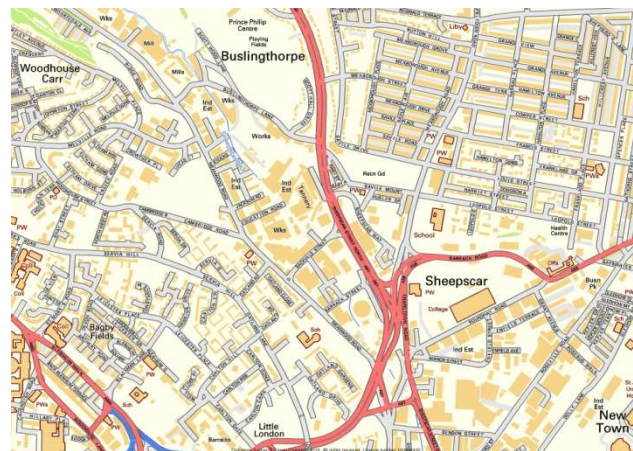
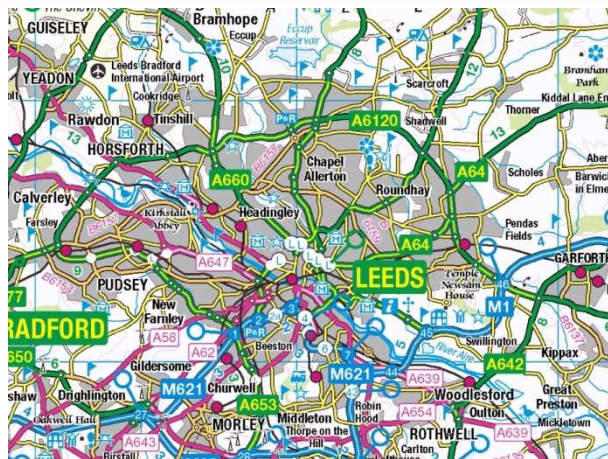
TO LET WAREHOUSE/INDUSTRIAL UNIT

6,028 SQFT



**SACKVILLE APPROACH
LEEDS
LS7 2BH**

- MODERN BUILDING
- CLOSE TO LEEDS CITY CENTRE AND MOTORWAY NETWORK
- SECURE YARD



LOCATION

The property stands in an established industrial area between Meanwood Road and Scott Hall Road within half a mile of Leeds city centre and readily accessible for the motorway network. Access to the property is off Sackville Approach.

DESCRIPTION

The property comprises a high quality modern steel framed industrial unit with walls clad in profile metal sheeting under a profile metal sheet roof. The property has a secure yard and car parking.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Office	560	6,028
6 Car parking spaces		

SERVICES

The property benefits from mains water, drainage and electric.

RIGHTS

The landlord retains a permanent right of access through the yard to the remainder of their premises.

SERVICE CHARGE

The landlord pays the rates on the whole building and apportioned the rates payment and the same applies with regards to provision of services. The estimated service charge will equate to something in the order of £2.25 per sq.ft., although it will be dependent upon occupiers usage of services. Potential tenants should be aware that this is an estimate for indicative purposes only.

RATING

The property is assessed for rates as part of the main building, owned by the landlord. A contribution towards the rates will be made by the tenant in addition to the rent. This will be covered within the service charge payment referred to above.

PLANNING

The property has existing consent for warehouse use (B8).

RENTAL

£30,000 per annum exclusive.

TENURE

Available by way of a 5 year Lease outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. The rental is quoted net of VAT. Your legal adviser should verify.

LEGAL COSTS

The tenant is to be responsible for the landlords legal costs in preparation of the Lease.

EPC

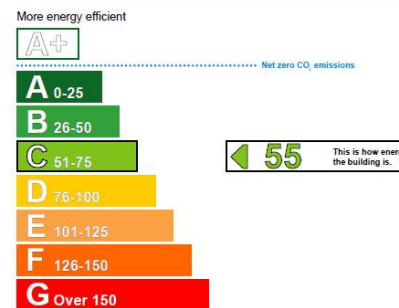


Rear part of new unit facing Sackville Street
 Kingfisher (Lubrication) Ltd
 136 Meanwood Road
 LEEDS
 LS7 2BT

Certificate Reference: 0070-1913-036

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

Energy Performance Asset Rating



ENQUIRIES

Nabarro McAllister
 Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

December 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.