

SELF CONTAINED INDUSTRIAL UNIT

155 SQM (1,666 SQFT)



**3 BEZA COURT
BEZA ROAD
LEEDS
LS10 2BR**

- CLOSE TO MOTORWAYS
- ESTABLISHED INDUSTRIAL ESTATE
- MID TERRACED LOCK-UP INDUSTRIAL UNIT



LOCATION

The property stands on an established industrial estate situated just to the south of Leeds City Centre, very close to junction 5 of the M621 motorway. It stands in a terrace of similar units.

DESCRIPTION

The accommodation comprises a single storey lock-up store being of steel portal frame construction, with walls clad in brick under a profile metal sheet roof. The gutters and fall pipes are also in metal and there is a roller shutter door. There is a small office and WC. There is a small forecourt to the front.

ACCOMMODATION

	SQ M	SQ FT
Warehouse and office	155	1,666

SERVICES

The property benefits from mains water, drainage and 3 phase electric. No test 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. Small business rate relief may be available and enquiries should be made of the local rating authority.

	Rateable Value (2017)	Estimated rates payable
WAREHOUSE & PREMISES	£10,500	£5,250

PLANNING

It is assumed that the property has planning permission for B8 use, but interested parties should make their own detailed enquiries of Leeds City Council Planning Department.

RENTAL

£12,000 per annum exclusive.

TENURE

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

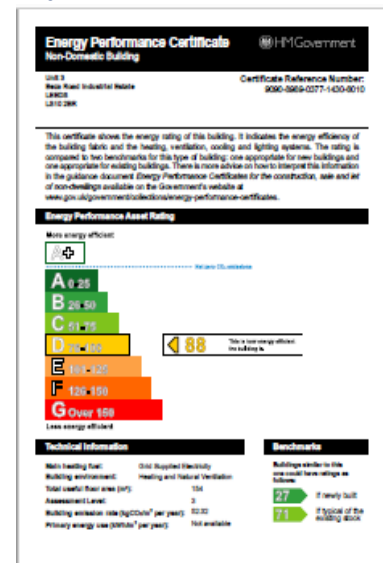
VAT

Our client advises that VAT is chargeable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the letting.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT
April 2020

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.