

TO LET

Warehouse and offices

388 MEANWOOD ROAD, LEEDS, LS7 2JF

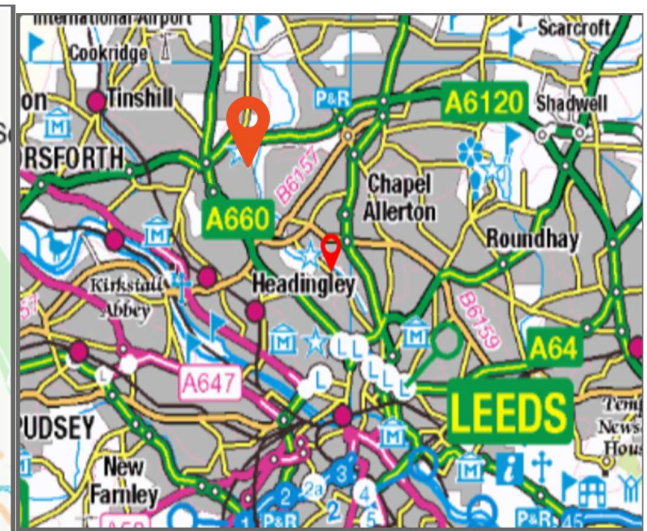
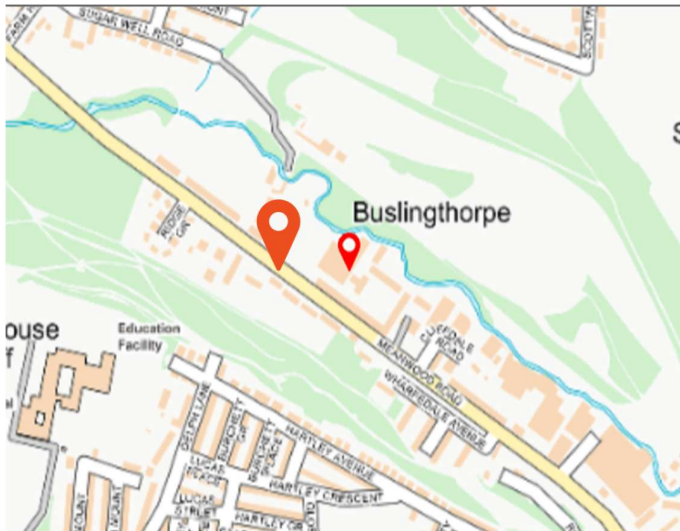


- Substantive warehouse space with separate office building with accommodation on two floors
- Main road position on Meanwood Road
- Close to Leeds City Centre
- Readily accessible for motorway network

RENT £80,000 p.a.
(Warehouse only £65,000)

26,098 ft²
(2,425 m²)

388 MEANWOOD ROAD, LEEDS, LS7 2JF



LOCATION

The property occupies a main road position fronting Meanwood Road just over a mile from Leeds City Centre in a mixed locality with commercial and industrial premises close by. There is easy access to Leeds City Centre and the motorway network.

DESCRIPTION

The property comprises large warehouse with separate building fronting Meanwood Road with offices laid out on two floors with loading area between the two buildings. The property is of traditional construction. The office building with walls built in brick with a part rendered covering under a blue slated pitched roof

The warehouse building is of steel portal frame construction with walls clad partly in profile metal sheeting under a corrugated asbestos cement sheet roof.

ACCOMMODATION

	m2	ft2
GROUND FLOOR OFFICES	342	3676
GROUND FLOOR OFFICES	281	3025
MAIN WAREHOUSING	1618	17417
BASEMENT WAREHOUSE	184	1980
TOTAL	2,425	26,098

SERVICES

The property benefits from mains water, drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2017 Rating Assessment List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Warehouse and offices	£52,000	£26,000

Transitional relief may affect the rates payable quoted.

PLANNING

The property has been in use as warehousing and offices for many years. Prospective tenants should make their own enquiries with the Local Authority.

TERMS

The property is offered to let as a whole or in parts. The Landlord is seeking a rent of £80,000 p.a. for the whole or £65,000 p.a. just for the warehousing.

VAT

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

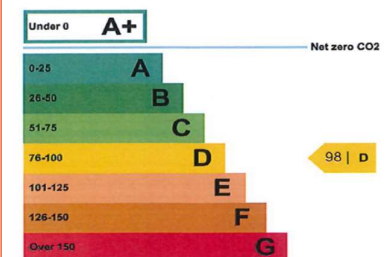
LEGAL COSTS

The in-going tenant shall be responsible for the landlord's reasonable legal costs in the preparation of the lease.

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666
info@nabarrormcallister.co.uk
www.nabarrormcallister.co.uk

April 2022

Nabarro McAllister

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.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY
© [OpenStreetMap contributors](#)

