

FOR SALE

Multi-let industrial estate

 Nabarro  
McAllister

334 MEANWOOD ROAD, LEEDS, LS7 2JF

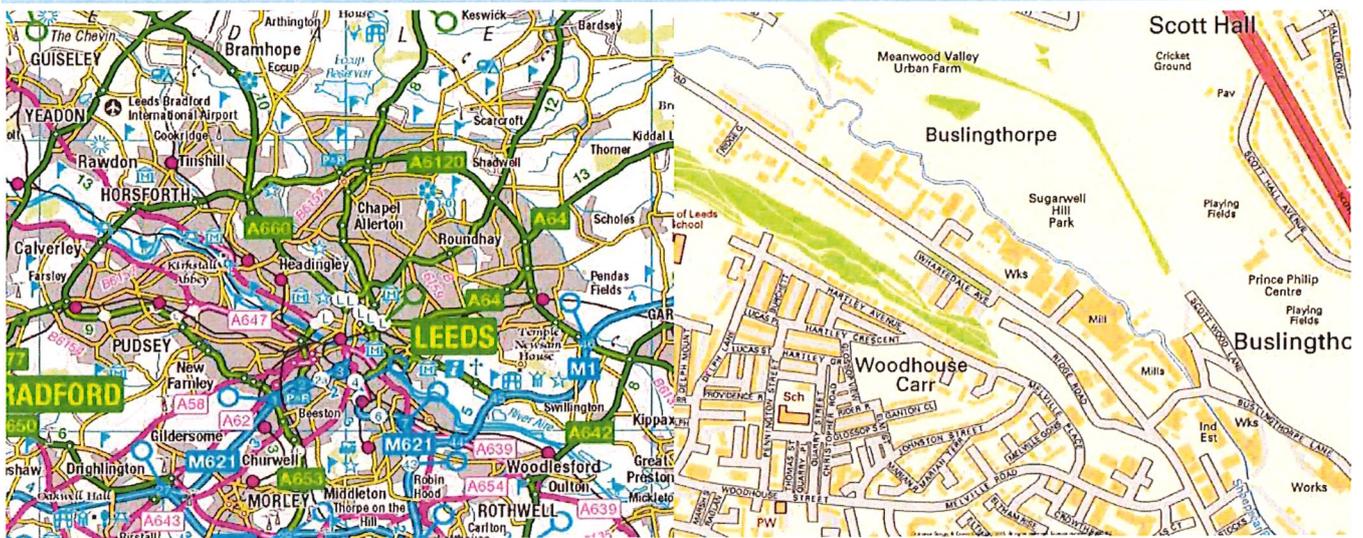


- Multi-let industrial estate.
- Redevelopment potential – STP.
- Fully let.
- Close to Leeds City Centre.

Offers in excess of £800,000

**1.27 acres**  
**(0.51 hectares)**

## 344 MEANWOOD ROAD, LEEDS, LS7 2JF



### LOCATION

The estate sits just behind a terrace of houses off Meanwood Road in a small industrial development readily accessible for Leeds City Centre and the motorway network.

### DESCRIPTION

The property comprises an array of buildings predominantly constructed in brick, partly with profile metal sheet roofing, partly with slate and glass roofing and partly with asbestos cement sheet roofing. There is a brick office type building with a concrete tiled pitched roof, and various yard areas.

The property is accessed directly off Meanwood Road, as shown on the attached title plan. The vendor also owns an area coloured pink on the title plan, which is at the side of 336 Meanwood Road, and also owns the terraced house which is known as 336 Meanwood Road. These lots could be available in addition by separate negotiation.

The Land Registry title plan YY82896 is attached.

### ACCOMMODATION

The accommodation is set out on the attached Schedule of Tenancies. A site plan has also been attached to identify the various units.

### SERVICES

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

### RATEABLE VALUE

The property is assessed for rating purposes as follows. Rateable values provided are the new rateables values, which will be applicable from 1<sup>st</sup> April 2026 and are detailed below.

UNIT	RATEABLE VALUE (2026)	ESTIMATED RATES PAYABLE
1	£9,600	£4,800
2	£3,650	£1,825
4	£7,000	£3,500
5	£5,500	£2,750
6	£12,750	£6,375
A	£9,800	£4,900
B	£11,000	£5,500
C	£8,500	£4,250
YARD 2	£1,200	£600
SCAFFOLDING STORAGE YARD	£4,850	£2,425

### PLANNING

This property is believed to have planning consent for its current use. Purchasers should make their own enquiries with the Local Authority.

### TENANCIES

We have attached a Schedule of Tenancies. Copy leases are available on application from the selling agent.

### TERMS

The property is offered for sale subject to the existing tenancies for offers in excess of £800,000.

### VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

We have provided a Schedule of EPC's for each of the units on the Schedule of Tenancies.

Unit 1a – E105

Unit 1b, 5, 7, 8 & 9 – C66

Unit 4 – E119

Unit 6 – E124

### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

[www.nabarrormcallister.co.uk](http://www.nabarrormcallister.co.uk)

February 2026

**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.

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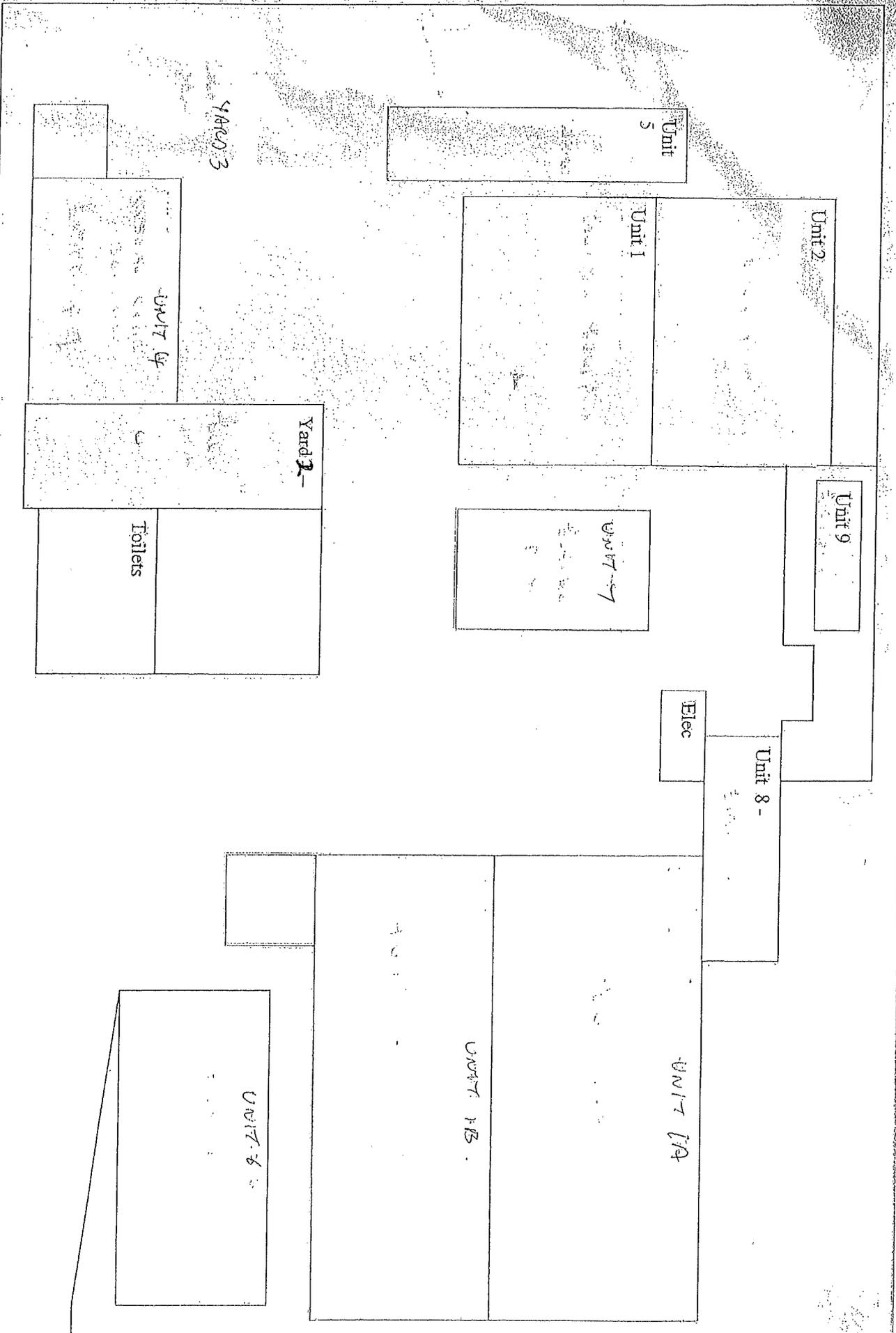
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## SCHEDULE OF TENANCIES

UNIT NO.	COMMENCEMENT DATE	TERM	RENT	EPC	REPAIRING OBLIGATION
Unit 1a	1 <sup>st</sup> May 2023	Not Defined	£15,000.00	E	The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 1b	1 <sup>st</sup> December 2025	Two Years	£18,000.00		The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 1	21 <sup>st</sup> October 2011	Two Years	£8,409.60		The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 2	1 <sup>st</sup> May 2025	Not Defined	£11,732.14		The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 4	4 <sup>th</sup> October 2023	Three Years	£8,000.00	E	The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 5	1 <sup>st</sup> April 2026 (this lease is yet to be signed)	Twelve Months	£7,812.00		The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 6	8 <sup>th</sup> October 2016	Two Years	£7,564.20	E	The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 7	1 <sup>st</sup> April 2022	Twelve Months	£5,580.00		The tenant is to keep the property in the same condition as it was as the commencement of the term.
Unit 8	1 <sup>st</sup> May 2012	Twelve Months	£2681.40		The tenant is to keep the property in the same condition as it was as the commencement of the term.

UNIT NO.	COMMENCEMENT DATE	TERM	RENT	EPC	REPAIRING OBLIGATION
					commencement of the term.
Unit 9	7 <sup>th</sup> February 2019	Three Months	£3,860.76		The tenant is to keep the property in the same condition as it was as the commencement of the term.
Yard 2	27 <sup>th</sup> April 2025	Two Years	£3,900.00	N/A	The tenant is to keep the property in the same condition as it was as the commencement of the term.
Yard 3	21 <sup>st</sup> March 2012	Six Months	£3,139.92	N/A	The tenant is to keep the property in the same condition as it was as the commencement of the term.
Container 1	1 <sup>st</sup> January 2024	Licence Only	£1,042.80	N/A	To make good damage to the satisfaction of the landlord.
Container 2	1 <sup>st</sup> April 2020	Licence Only	£774.00	N/A	To make good damage to the satisfaction of the landlord.
Container 3	Not Known	Licence Only	£780.00	N/A	To make good damage to the satisfaction of the landlord.
Container 4	20 <sup>th</sup> August 2024	Licence Only	£1,042.80	N/A	To make good damage to the satisfaction of the landlord.
<b>TOTAL</b>			<b>£99,319.62</b>		

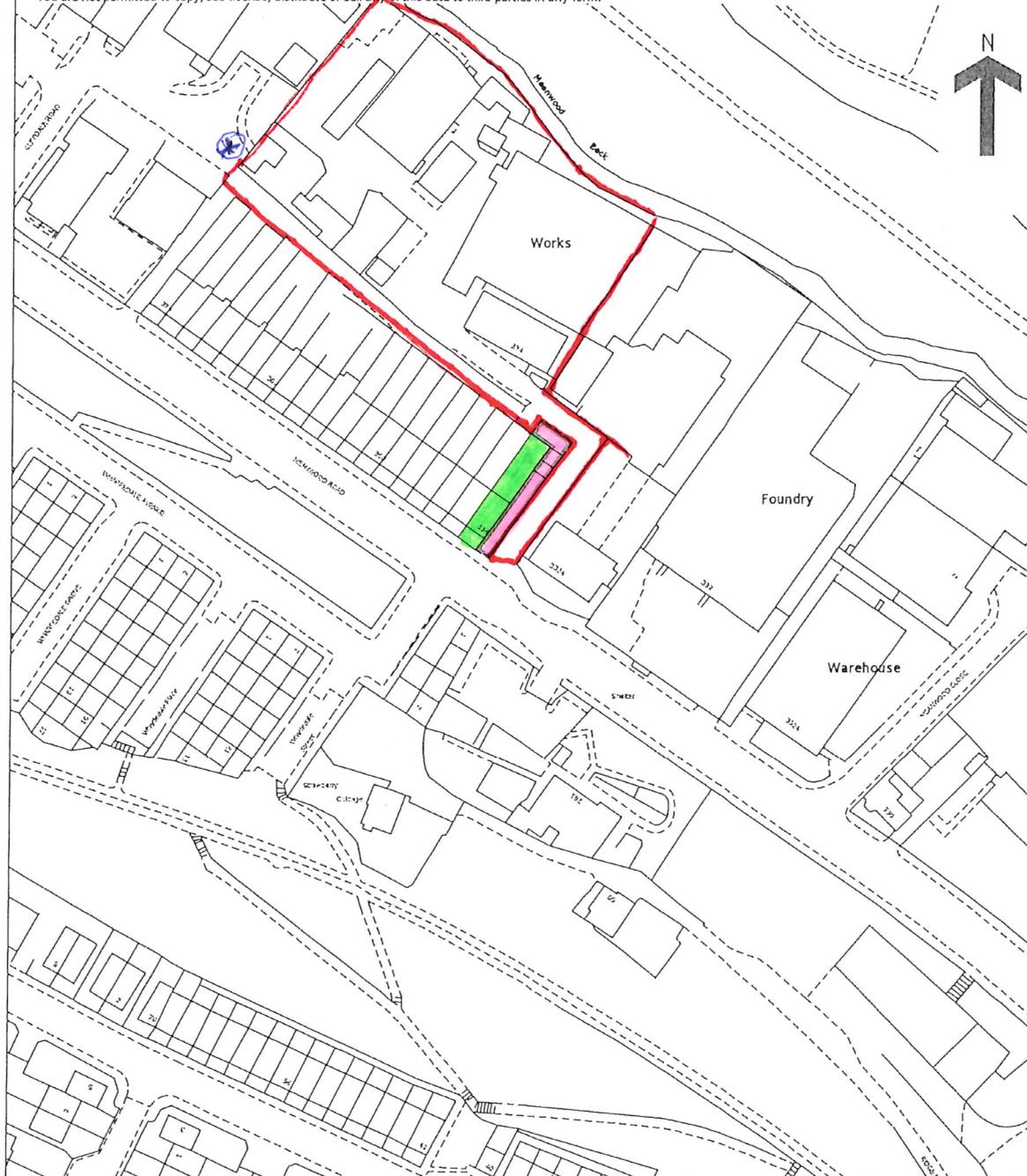


# HM Land Registry Current title plan

Title number **YY82896**  
Ordnance Survey map reference **SE2935NE**  
Scale **1:1250**  
Administrative area **West Yorkshire : Leeds**



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This title is dealt with by HM Land Registry, Nottingham Office.



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