



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

LIGHT INDUSTRIAL UNITS

**UNITS 1 & 2 LANE END PLACE,
OFF BEESTON ROAD,
LEEDS**

Unit 2 1,275 sq ft available from 25 October 2012)



- Modern units with offices
- Location adjacent to the M621 motorway
- Shared yard and car parking facilities

0113 2348999

Location

The property is located off Beeston Road, opposite its intersection with Hunslet Hall Road, close to South Leeds Sports Centre. The units are positioned adjacent the M621 motorway and accessed off the A653 Dewsbury Road via Hunslet Hall Road/Beeston Road.

Description

The premises comprise two self contained light industrial units within a single storey brick and concrete blockwork building under a pitched and insulated profile metal clad roof incorporating translucent roof lights with concrete floors supporting various internal partitioning and ladies and gents toilets.

Accommodation

Unit 1	84.72 m ²	(912 sq ft)
Unit 2	118.45 m ²	(1,275 sq ft)
Total	203.18 m²	(2,187 sq ft)

Services & Amenities

Each unit benefits from a steel roller shutter loading door, three phase power, water and drainage. Mains gas is available to Unit 2. Externally, the premises benefit from shared yard and car parking on a 'first come, first served' basis.

Rating

We are verbally advised by Leeds City Council Rating Department that the premises are assessed for rating purposes as follows:-

Unit 1 'Warehouse & Premises'	RV £5,600
Unit 2 'Warehouse & Premises'	RV £5,700

The National Uniform Business Rate for 2010/11 is 41.4p in the £, ignoring transitional phasing

relief and allowances to small businesses. Businesses with assessments at or below £17,999 benefit from relief and their National UBR for 2010/11 is 40.7p in the £.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with Leeds City Council on Tel 0113 234 8080.

Lease Terms

The premises are available on a tenant's full repairing and insuring basis at rents exclusive of rates, building insurance and services payable monthly in advance. The term of the tenancies is to be agreed.

Rent

Unit 1	£5,500 per annum exclusive
Unit 2	£7,000 per annum exclusive

Legal Costs

The ingoing tenant is to be responsible for the cost of the preparation of the tenancy agreements.

Energy Performance Certificate (EPC)

An EPC is available upon application.

Viewing/Enquiries

Strictly by appointment only with the joint letting agents:-

Carter & Co Commercial Tel: 0113 2451447

Michael Steel & Co Tel: 0113 2348999
Andrew Steel andrew@michaelsteel.co.uk



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Our Ref: 0580/A/S
Updated September 2012 Subject to Contract