



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance Co

TO LET

**SINGLE STOREY
INDUSTRIAL/WAREHOUSE UNIT
WITH YARD**

**UNIT 6A SILVER ROYD BUSINESS PARK,
SILVER ROYD HILL, LEEDS, LS12 4QQ**

1,368 m² (14,722 sq ft)



- Good quality single storey industrial/warehouse unit on gated estate with onsite parking
- Established business park location close to Leeds Ring Road
- Benefitting from internal offices and eaves height of 6.3m (20'8")

0113 2348999

Location

The premises are located within the popular and established Silver Royd Business Park which fronts the busy Tong Road and is accessed from Silver Royd Hill.

The property is approximately 2.5 miles south west of Leeds City Centre and benefits from good access to the outer ring road (A6110) with Junction 1 of the M621 approximately 1.5 miles to the east.



Description

Unit 6A Silver Royd Business Park comprises a modern single storey industrial/warehouse unit with eaves height of approximately 6.3m (20'8").

Externally Unit 6A benefits from a yard area providing parking and loading, in addition to a loading canopy positioned above one of the roller shutter loading doors.

Accommodation

Warehouse	1,319.63m ² (14,204 sq ft)
First floor offices	48.12m ² (518 sq ft)

Internally Unit 6A incorporates two electrically operated steel roller shutter loading doors, office facilities with a first floor administration area along with male and female toilets.

Gross Internal Floor Area 1,367.75m² (14,722 sq ft)

Services

We are advised the premises benefits from all mains services including three phase electricity and gas, along with individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

An Energy Performance Certificate (EPC) will be available upon request.

Rating

We are informed by the Valuation Office website the rateable value is as follows:-

Warehouse & Premises RV £62,500

The National Uniform Business Rate for 2017/18 is 47.9p in the £.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 222444.

Terms

Unit 6A Silver Royd Business Park is offered by way of a new full repairing and insuring lease, plus the site service charge, for a term of years to be agreed.

Rent

£42,600 per annum exclusive.

VAT

All rentals are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have a standard in house tenancy agreement which can be utilised on smaller lettings and minimise legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Eddisons
Steven Jones or Jonny Cooper

Tel: 0113 2410940

Our Ref: 1161/A/M
Updated June 2017

Subject to Contract



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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.