



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Finance Co

TO LET

**PROMINENT REFUBISHED
INDUSTRIAL/TRADE
WAREHOUSE UNITS**

**CRESCENT TRADING ESTATE,
DEWSBURY ROAD, LEEDS, LS11 5JH**

924 – 3,160m² (9,947 – 34,020 sq ft)



- Modern single storey industrial/trade warehouse units
- Strategically located for access to J5 M621 & Leeds city centre
- Benefiting from substantial prominence to the A653 Dewsbury Road and large rear service yard (shared)

0113 2348999

Location

Crescent Trading Estate is prominently situated within south Leeds with substantial frontage to the A653 Dewsbury Road. The A653 Dewsbury Road provides access direct into Leeds city centre along with excellent links to the M621 (junction 5) and M1/M62 corridors.

Description

Crescent Trading Estate comprises a terrace of refurbished/modern industrial/trade warehouse units being steel portal framed part blockwork and brick built with profile metal cladding to the external elevations.

Units 2 – 5 were previously refurbished and the majority are let and occupied with Unit 4 now re-available. Units 1a – d have been recently refurbished and do include ground level loading to each unit along with a height to underside of steel truss of approximately 7m.



Accommodation

Unit 1A – D Available	2,236m² (24,073 sq ft)
Unit 2	LET
Unit 3	LET
Unit 4 Available	924m² (9,947 sq ft)
Unit 5	LET

Gross Available Floor Area 924- 3,160m² (9,947- 34,020 sq ft)

Services

We are advised all main services including three phase electricity are connected to Crescent Trading Estate as well as individual appliances including lighting. However no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

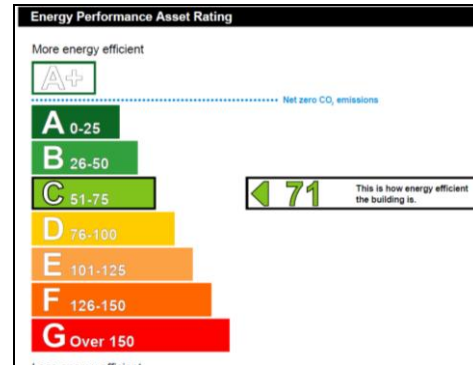
We are advised the units are assessed as follows:-

Unit 1A	RV £80,500
Unit 4	RV £35,750

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the relevant Local Authority, Leeds City Council, 0113 222 4409.

Energy Performance Certificate



EPC for Unit 4 Crescent Trading Estate above. All other EPCs are available upon request.

Terms

Vacant space at Crescent Trading Estate is offered by way of a new tenants full repairing and insuring lease, plus the site service charge (we are advised the site service charge for 2016 was running at approximately 30p per sq ft).

Rent

Unit 1	£84,000 per annum exclusive
Unit 4	£35,000 per annum exclusive

All rents are payable quarterly in advance by direct debit/standing order.

VAT

All rents 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 and minimise legal costs.

Viewing/Enquiries

Strictly by appointment only with sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 0373/A/M
Updated July 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.