



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN WAREHOUSE WITH OFFICE & TRADE COUNTER

**UNIT 5 SOUTH LEEDS TRADE CENTRE,
18 BELLE ISLE ROAD, HUNSLET,
LEEDS, LS10 2DL**

387.87 m² (4,176 sq ft)



- Modern and prominent unit
- Secure shared yard, dedicated parking and additional mezzanine of 800 sq ft
- Prominent main roadside position adjacent junction 6 of M621

0113 2348999

Location

South Leeds Trade Centre is positioned fronting Belle Isle Road adjacent to junction 6 of the M621 motorway approximately 3.5 miles to the south of Leeds city centre. The premises occupy a prominent main roadside position.

Description

Unit 5 South Leeds Trade Centre comprises a modern single storey 'end of terrace' steel portal framed light industrial/warehouse building with pitched and insulated metal decking roof incorporating translucent roof lights and clad in brick, concrete blockwork and lined metal decking. The concrete floor supports internal two storey partitioning forming offices and trade counter. A steel framed and timber decked mezzanine is available (if required).

Further details of the property include:-

- 6.10m eaves height (to the underside of the portal frame haunch)
- Offices have suspended ceilings, air conditioning and independent electric heaters to part
- Quality first floor offices
- Electrical and sodium lighting to the warehouse
- 4 dedicated parking spaces and shared yard/loading

Accommodation

The accommodation is summarised as follows:-

Description	M ²	(sq ft)
SS warehouse	221.45	(2,384)
GF offices & trade counter	83.21	(896)
FF offices	83.21	(896)
Total Gross Internal Floor Area	387.87	(4,176)*

*excluding the timber decked mezzanine of 74.57m² (802 sq ft)

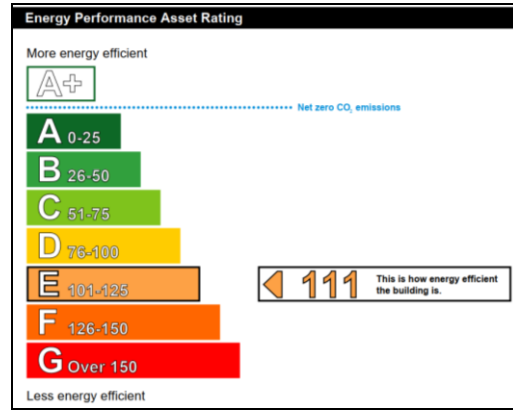
Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £16,750

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Terms

The premises are available by way of a new lease to be granted on a tenants full repairing and insuring basis for a term to be agreed incorporating regular upward only rent reviews and estate service charge (further information available upon request).

Rent

£25,000 per annum exclusive payable quarterly in advance.

VAT

VAT is applicable upon the rent and service charge.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Our Ref: 2670/A/S
June 2018

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.