



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET (May Sell)**

# **WAREHOUSE & OFFICES**

**48-52 BARRACK ROAD, LEEDS, LS7 4AB**

297.24m<sup>2</sup> (3,192 sq ft)



- Prominent main road position
- Hybrid office/workshop space
- On site car parking

**0113 2348999**

## Location

The premises are located fronting the southern side of Barrack Road (which links Chapeltown Road (A61) with Roundhay Road (A58) approximately 1 mile to the north of Leeds city centre. The premises are located within an area of predominantly commercial land use opposite Bennett Renault and the Science of the Soul Church. The New Collage Trade Park on Roundhay Road is close by.

## Description

The premises comprise the upper ground floor of a two storey brick building under a pitched concrete tiled roof. The accommodation is divided to form a warehouse together with modern office space.

## Accommodation

Description	m <sup>2</sup>	sq ft
Warehouse	130.01	1,475
Mezzanine	74.10	798
Offices, Boardroom, Reception & Kitchen	86.13	929
<b>Total Gross Internal Floor Area</b>	<b>297.24</b>	<b>3,192</b>

## Outside

At least 7 spaces are available fronting Barrack Road. There is also a loading door to the warehouse (2.8m wide x 2.7m high).

## Service

Mains three phase electricity, water and drainage are connected to the property. The services and installations have not been tested and prospective tenants must satisfy themselves with regard to condition and capacity.

## Rating

From our enquiries of the Local Rating Authority website we understand the premises are currently assessed as follows:-

Warehouse & Premises RV £10,500

The National Uniform Business Rate for 2018/19 is 48p in the £.

## Planning

From our enquiries of the Local Planning Authority it is understood the premises are located within an area allocated for no specific use. Prospective tenants must satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel:0113 234 8080.

## Terms

The premises are available by way of a new essentially tenants full repairing and insuring tenancy agreement for a term to be agreed incorporating rent reviews and outside the security and tenure provisions of the Landlord and Tenant Act.

## Rent

£20,000 per annum exclusive of rates, building insurance and services

NB Consideration will also be given to offers for the freehold above £250,000. The lower ground floor currently produces an income of £10,000 per annum on a short term basis from 191.24m<sup>2</sup> (2,060 sq ft).

## VAT

All rents and prices are exclusive of VAT.

## Energy Performance Certificate

An EPC has been commissioned and will be made available.

## Legal Costs

The ingoing tenant is responsible for the landlord's reasonable legal costs incurred in connection with the transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Richard Barker  
Ben Preston

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)



Our Ref: 0809/A/S  
July 2018

Subject to Contract



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

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.