



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

TO LET

**PART LOFTY
REFURBISHED INDUSTRIAL/
WAREHOUSE PREMISES**

**FELNEX CRESCENT, CROSS GREEN INDUSTRIAL ESTATE,
LEEDS, WEST YORKSHIRE, LS9 0SN**

3,243 (34,912 sq ft)



- Part lofty part recently rebuilt/refurbished to provide good quality open plan industrial/storage space
- Strategically located on the popular Cross Green Industrial Estate just off East Leeds Link Road (A63)
- Benefitting from surfaced yard area for turning and vehicle parking, with eaves height (in lofty section) up to 10m

0113 2348999

Location

The property is located on the north eastern side of the junction of Felnax Crescent with Felnax Road, forming part of Cross Green Industrial Estate. Principle access to the estate is from the A63 East Leeds Link Road/Pontefract Lane.

Cross Green is approximately 2 miles south east of Leeds City Centre, and 2 miles north west of junction 45 of the M1 (via the A63 dual carriageway). Therefore the premises are well located for access throughout the region being easily accessible to the M1 and M62 motorways.

Description

The premises comprise a steel portal framed part lofty part recently rebuilt industrial/storage building being clad in metal decking and blockwork under a pitched metal decking roof. Part of the premises are extremely lofty with eaves height up to 10m.



Externally part of the former building (to the front) has been demolished to increase onsite circulation, vehicle parking and turning within the surfaced self contained service yard.

Accommodation

Lofty warehouse 792m² (8,528 sq ft)

Main warehouse/industrial 2,422m² (26,073 sq ft)

Providing principally open plan industrial/storage space with roller shutter/loading doors.

Ancillary accommodation including office, canteen and toilet provisions to be provided.

Gross Internal Floor Area 3,243m² (34,912 sq ft)

Services

We are advised all mains services are connected to the property in addition to lighting being installed by the landlord prior to occupation. However no tests have been carried out on any of the aforementioned services or appliances and we are therefore unable to comment as to their condition or capacity.

Rating

We are verbally advised the premises have previously been assessed (prior to refurbishment/rebuilding works) with a rateable value of:-

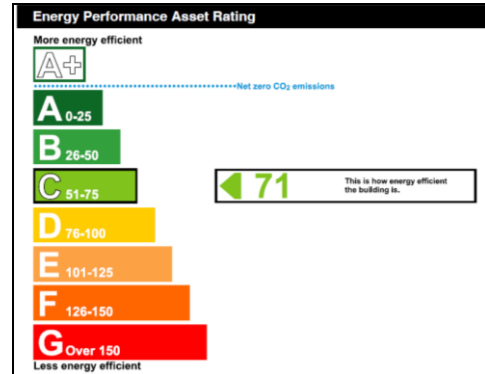
Warehouse & Premises

RV £162,000

The National Uniform Business Rate for 2018/19 is 49.3p 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 Local Authority, Leeds City Council 0113 2478000.

Energy Performance Certificate



Lease Terms

Upon completion of the refurbishment works the premises are made available by way of a new lease for a period of 5 years, or multiples thereof incorporating 5 yearly rent reviews, with a commencing rent to be agreed on effectively full repairing and insuring terms.

Rent

On application.

The rent to be paid quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT (if applicable).

Legal Costs

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in the completion of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2428/A/M
September 2018

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.