



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**OFFICES WITH LIGHT  
INDUSTRIAL/STORES  
WITH P**

**PART UNIT 13 NEWHOLD INDUSTRIAL ESTATE,  
GARFORTH, LEEDS, LS25 2LD**

174.74m<sup>2</sup> (1,884 sq ft)



- Single storey hybrid – administrative office with stores
- Refurbished quality accommodation
- Accessible location close to junction 47 of M1 motorway

**0113 2348999**

## Location

The property is located at Newhold Industrial Estate off Aberford Road (A642) approximately 0.5 miles to the north east of Garforth town centre. Aberford Road leads to junction 47 of the M1 motorway, a short distance to the north east and the premises are located within an established area of light industrial and office use.



## Description

The premises form part of Unit 13 Newhold Industrial Estate which comprises a single storey brick building with pitched roof and single storey extension.

The accommodation is arranged to provide two interconnecting general office areas with suspended ceilings, recessed LED lighting and air conditioning to part together with a single storey warehouse with concrete floor and light partitioned private office with accessed to the yard via a steel roller shutter door.

## Accommodation

The accommodation is summarised as follows:-

General office (front)	54.55m <sup>2</sup> (587 sq ft)
General office (rear)	24.72m <sup>2</sup> (266 sq ft)
Warehouse office	11.21m <sup>2</sup> (121 sq ft)
Warehouse	84.26m <sup>2</sup> (910 sq ft)
<b>Total Internal Floor Area</b>	<b>174.74m<sup>2</sup> (1,884 sq ft)</b>

## Services

Mains electricity, water and drainage are connected to the property. The cost of services provided to the property is to be estimated and recharged to the tenant.

## Rating

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

Workshop & Premises RV £7,300

The National Uniform Business Rate for 2018/19 being 48.0p £ for assessments below £51,000.

## Terms

The premises are available by way of a new lease for a term to be agreed incorporating regular upward only rent reviews granted with responsibility for the tenant to maintain the interior (only) of the premises.

## Rent

£11,250 per annum exclusive of business rates, the building insurance premium apportioned to the premises and services.

## Energy Performance Certificate

The property has an energy rating D (93).

A copy of the energy performance asset rating is available upon application.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in connection with a transaction.

## VAT

Terms are quoted exclusive of VAT, if applicable.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**

**Our Ref: 2712/A/S**  
**September 2018**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**[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.