



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Limited

TO LET

HIGHLY PROMINENT SHOWROOM/ OFFICE UNIT

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

Showroom/office 68m² (730 sq ft)



- High profile single storey showroom/commercial property
- Strategically located for access to J5 M621 & Leeds city centre
- Benefiting from substantial prominence to A653 Dewsbury Road with occupation immediately available

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.

Adjacent Dewsbury Road is the subject property which comprises a single storey brick built showroom/office space incorporating WC's and kitchen area. The property benefits from use of an extensive shared yard area for loading & parking.

Accommodation

Showroom/office 67.81 m² (730 sq ft)

Single storey retail/office premises incorporating kitchen and WC.

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 premises are assessed as follows:-

Showroom To be re-assessed

The National Uniform Business Rate for 2019/20 is 49.1p 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

An Energy Performance Certificate can be made available upon request.

Terms

The showroom at Crescent Trading Estate is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed incorporating regular rent reviews.

Rent

Showroom £5,000 per annum

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:-

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Our Ref: 0373/A/M
April 2019

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.