



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the Instructions of Wharfedale Ltd**

**TO LET**

**PROMINENT REFURBISHED  
INDUSTRIAL/WAREHOUSE UNIT  
WITH OFFICES**

**UNIT 3 STOURTON BUSINESS PARK,  
WAKEFIELD ROAD/PONTEFRACT ROAD, STOURTON,  
LEEDS, LS10 1DS**

631m<sup>2</sup> (6,791 sq ft)



- High profile refurbished industrial/warehouse unit including two storey offices
- Only ½ mile from Junction 7 M621 and Junction 40 M1 with significant frontage to A61 Wakefield Road
- Dedicated parking to the front and a rear yard area providing loading on a secure and managed business park

**0113 2348999**

## Location

Stourton Business Park is located in South Leeds and is effectively bounded by the A61 Wakefield Road, Pontefract Road and Queen Street. The site benefits from excellent access to the motorway network being within half a mile of both J7 of M621 and J44 of M1.

Unit 3 benefits from a prominent frontage to the main Wakefield Road and also has rear access for loading through the business park (accessed off Queen Street).

## Description

Unit 3 comprises a recently refurbished industrial /warehouse building including two storey offices to the front (fronting the main road).

The premises include a front forecourt providing parking and rear yard/loading provisions.

## Accommodation

Main warehouse/unit 504.59m<sup>2</sup> (5,431 sq ft)

Comprising open plan storage/workshop space with two electrically operated roller shutter loading doors to the rear.

Ground floor offices 64.46m<sup>2</sup> (693 sq ft)

Comprising ancillary facilities including toilets/canteen in addition to a possible additional office or workspace.

First floor 61.98m<sup>2</sup> (667 sq ft)

Accessed via a staircase leading up to two private/general offices.

## Services

We are advised mains water, sewer drainage and three phase electricity are available to the site in addition to individual appliances including lighting and electric heating (to the offices). No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised the premises are currently assessed for rating purposes by Leeds City Council at:-

Workshop & Premises RV £28,000

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

The premises benefit from a long established industrial/warehouse use with ancillary offices. They could be suitable for a variety of industrial/commercial or trade warehouse uses (subject to any requisite consents).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

## Lease Terms

The premises are available following their refurbishment by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, plus the site service charge.

## Rent

£32,250 per annum exclusive.

The rent is payable quarterly in advance.

## VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

## 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 the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**

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

**Our Ref: 0358/A/S**  
**June 2019**

**Subject to Contract**



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**Michael Steel & Co** conditions under which particulars are issued

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