



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

**LIGHT INDUSTRIAL UNIT  
& OFFICE WITH YARD, PARKING,  
COMPOUND & STORAGE  
CONTAINERS**

**AIRFORCE HOUSE, SPRINGWELL ROAD,  
LEEDS, LS12 1BH**

460.18m<sup>2</sup> (4,951 sq ft)\*

\*Including mezzanine of 119.16m<sup>2</sup> (1,282 sq ft)

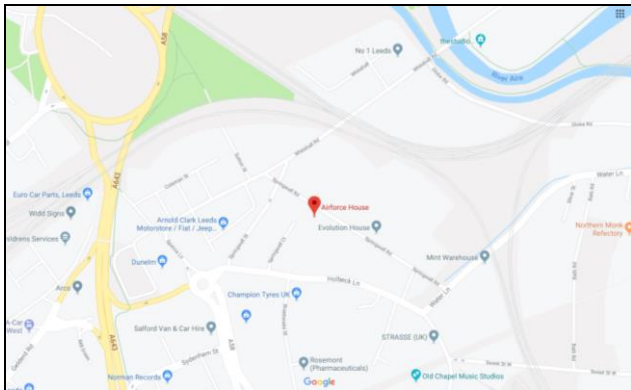


- Edge of city location
- Established industrial and trade counter location
- Secure yard, compound and availability of 3 storage containers (at an additional charge)

**0113 2348999**

## Location

The premises are located fronting Springwell Road, off Whitehall Road, within 0.25 miles of Leeds city centre and accessible to the motorway network.



## Description

The premises comprise a semi detached single storey steel portal framed light industrial/warehouse with trade counter and two storey office.

The premises occupy a level and rectangular site which includes tarmac surfaced forecourt parking off the highway, security fencing with double gates to yard with internal compound.

Three steel shipping containers are available (at additional cost).

## Accommodation

The accommodation is summarised as follows:-

Floor	Description	M <sup>2</sup>	(sq ft)
FF	2 private offices, access to mezzanine and store	63.11	(679)
GF	Trade counter, kitchen & WCs	63.11	(679)
SS	Warehouse	214.80	(2,311)
	Timber decked mezzanine	119.16	(1,282)
	<b>TFIFA</b>	<b>460.18</b>	<b>(4,951)</b>

## Business Rates

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

Warehouse & Premises RV £20,500

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

## Energy Performance Certificate

The property has an energy rating of XXX

## Lease Terms

The property is available by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## Rent

£24,000 per annum exclusive of business rates, building insurance and services, payable quarterly in advance.

The three storage containers are available at an additional charge of £750 per annum per container.

## VAT

The rent is quoted exclusive of VAT, if applicable.

## Legal Costs

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

## Viewing/Enquiries

Strictly by appointment only with the sole agent:-

**Michael Steel & Co**  
**Andrew Steel**  
**Ben Preston**

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

**Our Ref: 2809/A/S**  
**August 2019**

**Subject to Contract**



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**0113 2348999**  
**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.