



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

**LIGHT INDUSTRIAL/
WAREHOUSE UNIT WITH P**

**UNIT 5 STATION WAY, ARMLEY,
LEEDS, LS12 3HQ**

138.60m² (1,492 sq ft)

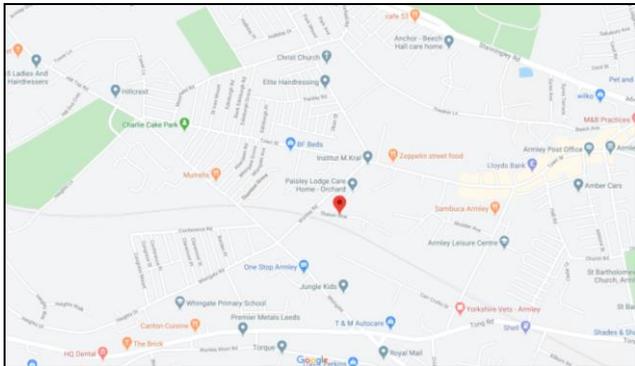


- Freehold with vacant possession
- Immediately available
- Single storey accommodation with mezzanine yard/parking
- Potential for no business rates payable (under relief to small business)

0113 2348999

Location

The premises form part of a light industrial/trading estate at Station Way off Wortley Road which links Town Street and Whingate/Upper Wortley Road approximately 2 miles to the west of Leeds city centre.



Description

Mid terraced light industrial/warehouse unit (within a parade of 11 similar properties) of single storey steel framed construction under a single pitched double skin and insulated metal roof incorporating translucent roof lights. The concrete floor supports internal partitioning to a WC and the property has a timber mezzanine store.

Accommodation

Single storey factory/warehouse 102.60m² (1,104 sq ft)

Mezzanine floor 36.00m² (388 sq ft)

TGIFA 138.60m² (1,492 sq ft)

Services

Mains electricity, water and drainage are connected to the property. Prospective tenants and purchasers must satisfy themselves with regard to condition and/or capacity.

Rating

We have identified the property on the Valuation Office website and confirm the premises are assessed for business rates as follows:-

Warehouse & Premises RV £8,800

The National Uniform Business Rate for 2020/21 is 49.9p in the £.

Occupiers of the property may benefit from small business rates relief and have no rates liability.

EPC

Property exempt.

Lease Terms

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

Rent

£10,400 per annum exclusive payable monthly in advance.

Price

Offers in the region of £125,000.

VAT

The price and rent are quoted exclusive of VAT, which is applicable in this instance.

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 agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2074/A/S
August 2020

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.