



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET/may sell**

**LIGHT INDUSTRIAL/  
WAREHOUSE UNIT WITH P**

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

138.60m<sup>2</sup> (1,492 sq ft)

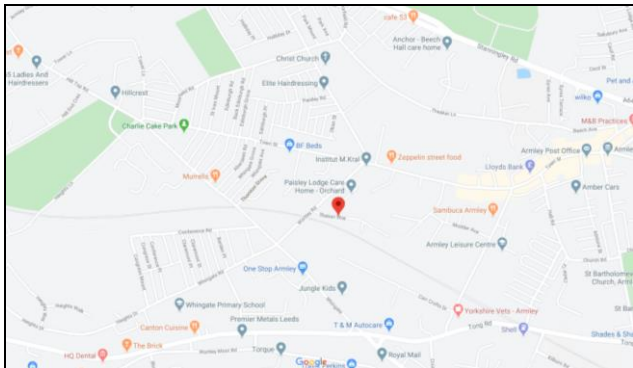


- Freehold with vacant possession
- Immediately available
- Single storey accommodation with mezzanine yard/parking
- Potential for no business rates payable (under relief to small business)

**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 102.60m<sup>2</sup> (1,104 sq ft)

Mezzanine floor 36.00m<sup>2</sup> (388 sq ft)

**TGIFA 138.60m<sup>2</sup> (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

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

**Our Ref: 2074/A/S**  
**August 2020**

**Subject to Contract**