



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Ltd

TO LET

**PROMINENT REFURBISHED
INDUSTRIAL/TRADE
WAREHOUSE UNITS**

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

534 – 1,556m² (5,750 – 16,750 sq ft)



- Modern single storey industrial/trade warehouse units presently being refurbished
- Strategically located for access to J5 M621 & Leeds city centre
- Benefitting from large frontage to A653 Dewsbury Road & eaves of 7m

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.

Units 2-5 were previously refurbished and let, with Units 1A-D in the process of being refurbished. Each unit benefits from ground level access via a roller shutter loading door with eaves height of 7m.



Accommodation

Unit 1A	Pre Let
Unit 1B	534m ² (5,750 sq ft)
Units 1C & D	1,022m ² (11,000 sq ft)

Gross Internal Floor Area Up to 1,556m² (16,750 sq ft)

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

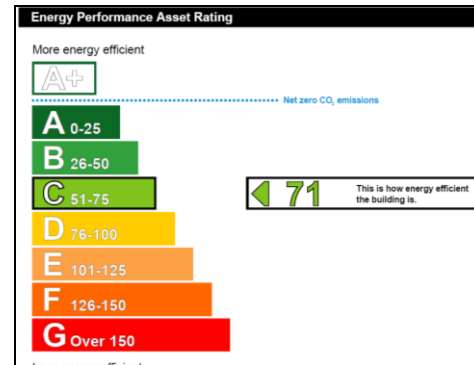
We are advised Unit 1 was previously assessed as a whole with rateable value £78,000.

Individual units will require to be re-assessed upon occupation following the sub division.

The National Uniform Business Rate for 2020/21 is 49.9p 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



EPC for Unit 4 Crescent Trading Estate above. All other EPCs are available upon request.

Terms

Vacant space at Crescent Trading Estate is offered by way of a new tenants full repairing and insuring leases, plus the site service charge.

Rent

Unit 1B £30,250 per annum exclusive

Units 1C & D £57,750 per annum exclusive

All rents are payable quarterly in advance by direct debit/standing order.

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:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 0373/A/M
Updated August 2020

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.