



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Ltd

**TO LET**

## **MODERN LOFTY INDUSTRIAL/ WAREHOUSE UNIT**

**UNIT 2B SILVER ROYD BUSINESS PARK,  
SILVER ROYD HILL, LEEDS, WEST YORKSHIRE,  
LS12 4QQ**

1,387m<sup>2</sup> (14,925 sq ft)



- Established business park strategically located just within the A6110 Leeds Ring Road
- Good quality lofty warehouse/industrial unit on gated and managed estate with onsite parking
- Suitable for a variety of storage and manufacturing uses with internal partitioning to create significant office space

**0113 2348999**

## Location

The premises are located within the popular and established Silver Royd Business Park bounded by Tong Road (B6154) and Silver Royd Hill which links Farnley ring road and Tong Road.

The property is approximately 2.5 miles south west of Leeds city centre and has access to the outer ring road (A6110) with Junction 1 of the M621 approximately 1.5 miles to the east.

## Description

Silver Royd Business Park comprises a substantial multi occupied industrial, warehouse and office complex, which has been subdivided into a series of units with onsite loading and car parking.



Unit 2B comprises a single storey relatively modern lofty industrial/warehouse unit being steel portal frame construction with blockwork and profile cladding above. The unit benefits from eaves of up to 6.85m and served by way of a roller shutter loading door (6m wide x 4.5m high) under the large central loading canopy.

Externally the premises benefit from good onsite circulation and parking within the rear car park.

## Accommodation

The premises comprise:-

Warehouse 981.15m<sup>2</sup> (10,565 sq ft)

Being principally open plan with large roller shutter.

Ground floor workshop 126.72m<sup>2</sup> (1,364 sq ft)

Ground floor workshop/office 149.58m<sup>2</sup> (1,610 sq ft)

First floor office 128.76m<sup>2</sup> (1,386 sq ft)

**Gross Internal Floor Area 1,387m<sup>2</sup> (14,925 sq ft)**

## Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including heating and lighting. However 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.

## Non Domestic Rating

We are advised by the Valuation Office website the premises are assessed at Rateable Value:-

Warehouse & Premises RV £61,000

The National Uniform Business Rate for 2020/21 is 49.9p in the £ ignoring transitional phasing relief and allowances for small businesses.

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

## Energy Performance Certificate

The EPC for the vacant offices on site is D (85) and an EPC for Unit 2B has been commissioned.

## Terms

Unit 2B is offered by way of a new tenants full repairing and insuring lease, plus the site service charge.

## Service Charge

The rent is quoted exclusive of the site service charge and recovery of insurance.

## Rent

£60,000 per annum exclusive.

## VAT

All rents are quote exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart. The landlord does have an in house tenancy agreement which could be utilised to minimise legal costs incurred in the transaction.

## Viewing/Enquiries

Strictly by appointment with the sole joint agents:-

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

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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Our Ref: 1161/A/M  
November 2020

Subject to Contract



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[www.michaelsteel.co.uk](http://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.