



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**PRELIMINARY ANNOUNCEMENT**

**TO LET**

**DEPOT WITH LARGE SECURE YARD**

**16 BROWN AVENUE, BROWN LANE TRADING ESTATE,  
OFF GELDERD ROAD, LEEDS, LS11 0DS**

247.52 m<sup>2</sup> (2,664 sq ft)  
Total Site Area 0.46 Acres



- Accessible to Ring Road, motorway and city
- Surfaced yard with vehicle wash area
- Established industrial location off Gelderd Road (A62)

**0113 2348999**

## Location

The premises are located on Brown Avenue off Brown Lane West and Gelderd Road (A62) approximately 1.5 miles to the south west of Leeds City Centre and within one mile of Junction 1 of the M621 motorway to the south (access via Gelderd Road and the Ring Road – A6110) and thereby accessible to the City Centre, arterial road network and the motorway.

## Description

The premises comprise a two storey brick office building under a pitched and underdrawn roof together with a single storey brick built extension to the rear. The adjacent and inter connecting single storey workshop has a pitched corrugated roof on light steel trusses and concrete floor.

## Accommodation

First floor offices 43.02m<sup>2</sup> (463 sq ft)

Ground floor offices and reception areas 92.47m<sup>2</sup> (995 sq ft)

Single storey workshop 112.03 m<sup>2</sup> (1,206 sq ft)

**Gross Internal Floor Area 247.52m<sup>2</sup> (2,664 sq ft)**

The premises occupy a regular shaped and broadly level site including tarmacadam surfaced yard and a drained concrete surfaced vehicle wash area.

The total site area is approximately 0.19 hectares (0.46 acres)

## Services

Mains electricity, water and drainage are connected to the property. The services and installations have not been tested.

## Rating

The premises are accessed for rates as follows:

Workshop & Premises RV £16,000

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

## Lease Terms

The premises are available by way of a new tenant's full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

## Rent

£30,000 per annum exclusive, payable monthly or quarterly in advance.

## EPC

The energy rating is G (195).

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with the transaction.

## VAT

VAT is applicable upon the rent.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**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: 0417/A/S**  
**December 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.