



Michael Steel & Co  
PROPERTY CONSULTANTS

**Due to Relocation**

**TO LET/FOR SALE**

## **HIGH PROFILE HYBRID OFFICE & WAREHOUSE PREMISES**

**HILL HOUSE, WHITEHALL ROAD, LEEDS,  
WEST YORKSHIRE, LS12 6HY**

1,052m<sup>2</sup> (11,322 sq ft) plus mezzanine



- Hybrid building offering highly prominent two storey offices with rear warehouse/workshop on self contained site
- Strategically located in a high profile position connecting A62 Gelderd Road with Whitehall Road only 1 mile west of City Centre
- Suitable for variety of uses (STP) with nearby occupiers including TB Cash & Carry, Big Yellow Self Storage and Plumb Center

**0113 2348999**

## Location

Hill House is strategically located on the intersection of the A58 Whitehall Road with the A62 Gelderd Road only 1 mile west of City Centre. The immediate area is predominantly industrial with various commercial and trade occupiers and the property is only 1.5 miles from Junction 1 of M62 motorway and the A6110 Leeds outer ring road.

## Description

Hill House comprises a prominent two storey brick built office building with glazed frontage which has been re-clad along with single storey warehouse/workshop accommodation to the rear.



The property benefits from dedicated car parking immediately to the front of the offices in addition to a service yard to the rear providing further parking along with loading provisions for the warehouse space.



The digital advertising display on the side of the property is let by way of a 10 year lease from January 2020 with rent of £6,000 per annum.

## Accommodation

Hill House comprises:-

Ground floor offices	223.76m <sup>2</sup> (2,409 sq ft)
First floor offices	223.76m <sup>2</sup> (2,409 sq ft)
Print room	73.33m <sup>2</sup> (789 sq ft)
Main warehouse	401.59m <sup>2</sup> (4,323 sq ft)

First floor store 39.21m<sup>2</sup> (422 sq ft)

Workshop/store 90.13m<sup>2</sup> (970 sq ft)

**Gross Internal Floor Area 1,051.78m<sup>2</sup> (11,322 sq ft)**

Mezzanine (within warehouse) 96.34m<sup>2</sup> (1,037 sq ft)

## Services

We are advised Hill House benefits from mains water, sewer drainage and electricity in addition to appliances including lighting and heating. 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.

## Rating

We are verbally advised by the Local Authority the premises are assessed as Workshop & Premises with a rateable value of £38,000.

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

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

## EPC

An EPC has been commissioned and will be available upon request.

## Lease Terms

The premises are offered as a whole by way of a new tenants full repairing and insuring lease for a period of years to be agreed incorporating regular rent reviews.

## Rent

£79,500 per annum exclusive.

The rent is payable quarterly in advance by standing order/direct debit.

## Price

Seeking offers in the region of £1m.

## VAT

All rents and prices are quoted exclusive of VAT.

## Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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

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

**Our Ref: 2945/A/M**  
**Updated March 2021**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**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.