



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT

TO LET

INDUSTRIAL/WAREHOUSE & OFFICES

388 MEANWOOD ROAD, LEEDS, LS7 2JF

2,376.7m² (25,582 sq ft)



- Prominent main roadside position
- Edge of city location
- Suitable for alternative uses (STP)

0113 2348999

Location

The premises are located fronting Meanwood Road approximately 1.5 miles to the north west of Leeds city centre within an area of mixed land use including student accommodation (Sugar Well Court) and Leeds City Council, Meanwood Road Recycling Centre.

Description

The premises comprise a two storey brick and part cement rendered office and storage building fronting Meanwood Road with a pitched blue slate covered roof and single storey rear warehouse accommodation.

The premises occupy a regular shaped site including access off the highway, central yard and car parking. The property occupies a total site area of 0.99 acres approx.

Accommodation

First floor offices	348.6m ² (3,752 sq ft)
Ground floor office & stores	295.4m ² (3,179 sq ft)
Rear warehouse	1,544.9m ² (16,629 sq ft)
Rear warehouse (at lower level)	187.8m ² (2,022 sq ft)
Total	2,376.7m² (25,582 sq ft)



Services

Mains electricity, gas, water and drainage are connected to the premises. The services and installations have not been tested and prospective tenants must satisfy themselves with regard to their condition and capacity.

Business Rates

We have identified the property on the Valuation Office website and confirm the premises are assessed for business rates as follows:-

Warehouse & Premises RV £52,000

The National Uniform Business Rate for 2021/22 is 51.2p in the £ for buildings with assessments above £50,000.

Terms

The property is available by way of a new lease from July 2021 to be granted on a tenants full repairing and insuring basis, subject to 3 yearly upward only rent reviews.

Rent

£75,000 per annum exclusive, payable monthly in advance.

Energy Performance Certificate

An Energy Performance Certificate (EPC) is available upon request. The property as an energy rating of:-

Offices – Energy Rating D (98)

Warehouse – Energy rating C (72)

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

VAT

It is anticipated VAT is not initially applicable to the rent.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston
Hedley Steel

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Our Ref: 2411/A/S
April 2021

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.