



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**LIGHT INDUSTRIAL UNIT WITH
YARD & P**

CARLISLE DRIVE, PUDSEY, LEEDS, LS28 8QS

473.72m² (5,099 sq ft)

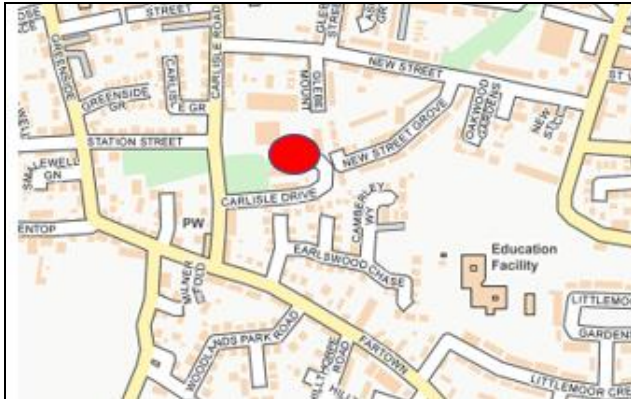


- Modern self contained unit
- 0.25 miles to the south of Pudsey and within 1 mile of the Leeds ring road
- Self contained with yard

0113 2348999

Location

The premises are located fronting Carlisle Drive off Carlisle Road which links Fartown and Chapeltown approximately 0.25 miles to the south of Pudsey town centre and within 1 mile of the Leeds ring road.



Description

The premises comprise a detached single storey steel portal framed building with pitched double skin insulated metal decking roof and clad in profile metal decking from floor to eaves (3.25m minimum). Painted concrete floor.

Internal concrete blockwork partitioning forming works WCs and canteen.

Accommodation

The unit extends to a total gross internal floor area of 473.72m² (5,099 sq ft).

The buildings occupy a total site area of approximately 0.26 acres.

Services

Mains three phase electricity, water and drainage are connected to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of the services and building installations.

Tenure

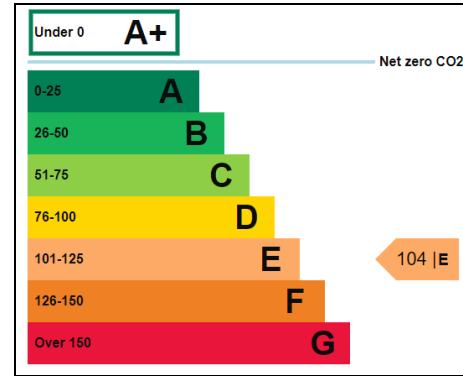
Freehold.

Rating

The property currently forms part of a business rate assessment of a larger property. The property will be separately assessed.

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

EPC



Price

Offers in the region of £410,000.

VAT

The price is quoted exclusive of VAT, if applicable.

Legal Costs

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

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Our Ref: 2707/A/S
August 2021

Subject to Contract



Michael Steel & Co
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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.