



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

DETACHED HYBRID UNIT WITH LARGE CAR PARK

169 MEANWOOD ROAD, LEEDS, LS7 1JW

936.36m² (10,080 sq ft)



- Quality offices and business/assembly accommodation
- Prominent position, less than 1 mile from Leeds city centre
- Suitable for a variety of uses STP
- 0.5 acre site, including loading & 46+ parking spaces

0113 2348999

Location

The premises are located the western edge of Leeds city centre occupying a prominent position fronting Meanwood Road close to its intersection with Scott Hall Road (A61) and Sheepscar Street North.



Description

Detached 2 storey steel portal framed hybrid building clad in brick, to the front elevation, brickwork and profile metal decking to the remainder occupying a rectangular and broadly level macadam surfaced site with circulation, loading and marked car parking spaces for 46 plus vehicles.

Accommodation

The accommodation is arranged to provide:-

Floor	Description	M ²	(sq ft)
FF	Offices, WCs & laboratory/test area	468.18	(5,040)
GF	Interconnecting production & test areas	468.18	(5,040)
	TGIFA	936.36	(10,080)

Services & Amenities

To the offices – LED, PIR, lighting, raised floors with floor boxes to part, air conditioning, central heating pipes and radiators, carpet floor covering, feature entrance and staircase. CCTV, door entry system, fibrotic lease line connected.

To the business and test areas – suspended ceilings, recessed LED lighting to part, airlines, vinyl and epoxy painted floors, electrically operated steel roller shutter access.

Rating

We are advised the premises are currently assessed for rating purposes by Leeds City Council at:-

Warehouse & Premises

RV £31,250

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

EPC

The (expired 26 February 2022) EPC, with energy rating C (74) is being renewed and is available upon application.

Lease Terms

The property is available by assignment of the existing FR&I lease expiring May 2027.

Alternatively, the property can be made available by way of a new tenants full repairing and insuring lease for a term to be agreed.

Rent

£69,750 per annum exclusive, payable quarterly in advance.

VAT

It is understood VAT is not currently applicable upon the rent.

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

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Richard Barker
Ben Preston

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

Our Ref: 0520/A/S
April 2022

Subject to Contract



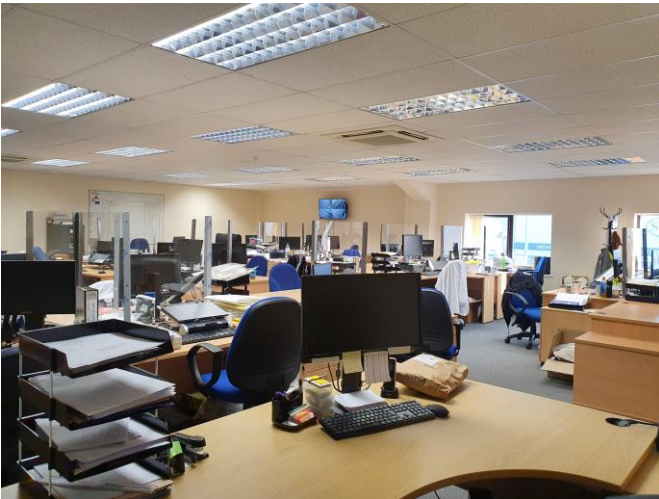
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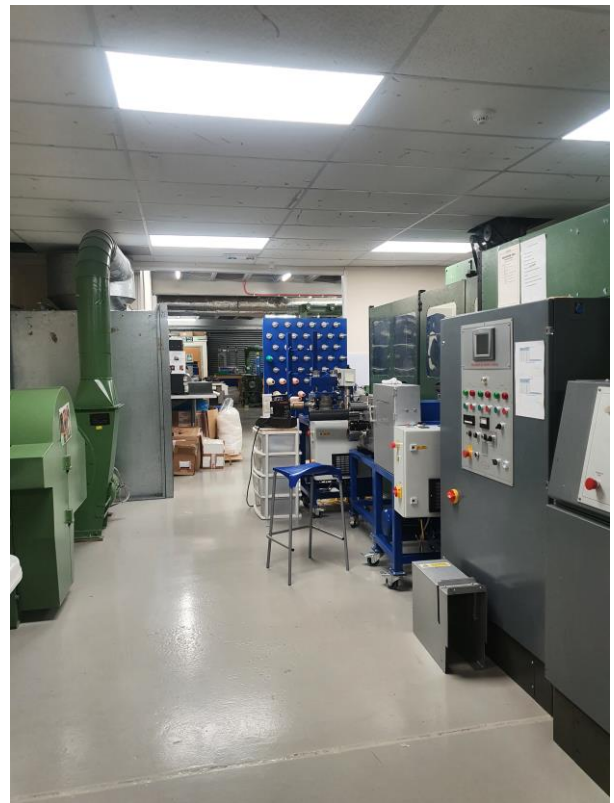
Michael Steel & Co conditions under which particulars are issued

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.

Offices



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Light Industrial/Test Accommodation



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