



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**SINGLE STOREY
WAREHOUSE/INDUSTRIAL UNIT ON
SELF CONTAINED SITE**

**UNIT 12 FELNEX ROAD, CROSS GREEN INDUSTRIAL
ESTATE, LEEDS, WEST YORKSHIRE, LS9 0SS**

2,990m² (32,186 sq ft) on 1.7 acres



- Predominantly single storey former carpet warehouse/industrial unit benefitting from 2 storey offices to the front and separate garage unit
- Strategically located on established Cross Green Industrial Estate only 1 mile west of M1 (J45) & 1 mile east of Leeds city centre
- Benefitting from surfaced yard on self contained site & increasingly infrequent opportunity to purchase

Available October 2022

0113 2348999

Location

The property is located on Felnex Road, forming part of the popular Cross Green Industrial Estate. Principle access to the estate is from the A63 East Leeds link road/Pontefract Lane. Other occupiers in the area include Roberts Mart, Amazon, Premier Farnell, Fedex, Symingtons & BCA.

Cross Green is only 1 mile south east of Leeds city centre and a similar distance north west of J45 of the M1 (via the A63 dual carriageway). The premises are well located for access throughout the region being easily accessible to the M1 and M62 motorways.

Description

Unit 12 Felnex Road is currently a carpet warehouse being a large single storey industrial/warehouse building with 2 storey offices to the front (facing Felnex Road). In addition, there is a single storey garage along with a temporary warehouse (which has recently renewed its 5 year consent).



Externally the premises benefit from a surfaced yard providing onsite loading, turning and car parking with palisade fence to the front.

Total Site Area 0.69m² (1.7 acres) or thereabouts

Accommodation

Main workshop 2,136m² (22,998 sq ft)

Providing essentially open plan storage/industrial space with eaves height of approximately 5.8m and loading doors to the front. Internal partitioning to provide works offices.

2 storey offices 208.18m² (2,240 sq ft)

2 storey offices providing a series of private and general offices, reception lobby along with ancillary provisions including toilets.

Single storey garage/workshop 121.34m² (1,306 sq ft)

Open plan garage workshop with inspection pit, 5.9m to eaves and roller shutter to the front.

Modern temporary warehouse 524.18m² (5,642 sq ft)

Providing open plan storage.

Gross Internal Floor Area 2,990m² (32,186 sq ft)

Services

Unit 12 Felnex Road benefits from mains water, sewer drainage and three phase electricity supply, along with individual appliances including lighting and heating. However none of the services or appliances have been tested and therefore we are unable to comment as to their condition or capacity.

EPC

An Energy Performance Certificate has been commissioned and will be available upon request.

Non Domestic Rating

We are advised by the Valuation Office website:-

Warehouse & Premises RV £67,000

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

Planning

We understand the premises have been used as a carpet warehouse for an extended period, with ancillary office use. The detached temporary single storey warehouse obtained in July 2016 (application number 16/01906/FU) a consent for erection for a period of 5 years and a subsequent application for retention of the building (21/04375/FU) was obtained on 01 October 2021.

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

Tenure

We are advised the premises are freehold.

Price

Seeking offers in the region of £2.35m.

VAT

The price is quoted exclusive of VAT and VAT to be charged if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
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Our Ref: 3279/A/M
June 2022

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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