



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation

FOR SALE/may let

**STRATEGICALLY LOCATED
SINGLE STOREY
INDUSTRIAL/STORAGE UNIT**

**LAVENDER HOUSE, WEST END APPROACH
MORLEY, LEEDS, WEST YORKSHIRE, LS27 0NB**

2,306m² (24,818 sq. ft)



- Principally open plan industrial/storage unit with internally built offices
- Strategically located for access to M62 being less than 1 mile from Junction 27 (Birstall) & accessible to M1/M62 intersection
- Available from November 2025 on a self contained site & increasingly infrequent opportunity to purchase

0113 2348999

Location

Lavender House is situated on West End Approach, close to its junction with the main A650 Bruntcliffe Road, less than half a mile to the south east of J27 (Birstall) of the M62 motorway.

Junction 27 of the M62 (Birstall) is the intersection of the M621 with the M62 providing excellent links to the motorway network and the wider West Yorkshire conurbation. The premises are also conveniently located to the intersection of the M1 with the M62.

Description

Lavender House comprises a steel framed industrial/storage unit being brick built and partially clad in metal decking under a two bay pitched asbestos roof incorporating perspex roof lights.



Externally Lavender House benefits from a surfaced yard area providing onsite loading, circulation and vehicle parking facilities.

Total Site Area 0.42 ha (1.04 acres) or thereabouts

Accommodation

Industrial/storage unit 2,085.97m² (22,454 sq. ft)
Benefitting from 3 steel roller shutter loading doors

Internal offices 219.62m² (2,364 sq. ft)
Comprising a series of private/general offices and ancillary toilet/kitchenette areas

Covered loading bay 214.23m² (2,306 sq. ft)

Gross Internal Floor Area 2,305.59m² (24,819 sq. ft)
(excluding loading bay)

Services

We are advised Lavender House benefits from main services including water, sewer drainage and electricity. However 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.

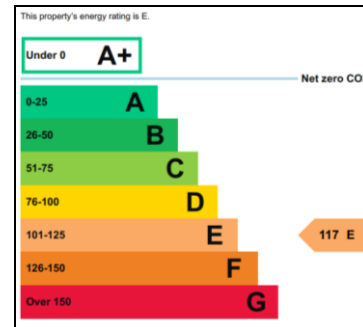
Rating

We are advised by the Valuation Office website the premises are assessed at RV £75,000.

The National Uniform Business Rate for 2025/26 is 55.5p in the £, ignoring transitional phasing relief.

Prospective purchasers or tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council on Tel 0113 234 8080.

Energy Performance Certificate



Vacant Possession

The existing tenant is to vacate the premises to coincide with expiry of their lease in November 2025.

Price

Seeking offers in the region of £1.75m.

Lease Terms

The landlord may consider the granting of a new long term lease on an effectively full repairing and insuring basis with a commencing rent £161,350 per annum exclusive.

The rent is to be paid quarterly in advance by direct debit/standing order.

VAT

All prices and rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

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

Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the completing of the lease.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 0408/A/M
June 2025

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.