



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT

FOR SALE

LIGHT INDUSTRIAL/STORES, OFFICE & YARD

SHERBURN HOUSE, 41 INGS ROAD,
LEEDS, LS9 9EJ

643.82m² (6,930 sq. ft)



- Established contractors facility suitable for other uses and development (STP)
- Located off York Road (and Osmondthorpe Lane) in an accessible location
- Vacant possession anticipated Q4 2026
- Site Area – 0.39 acres approx.

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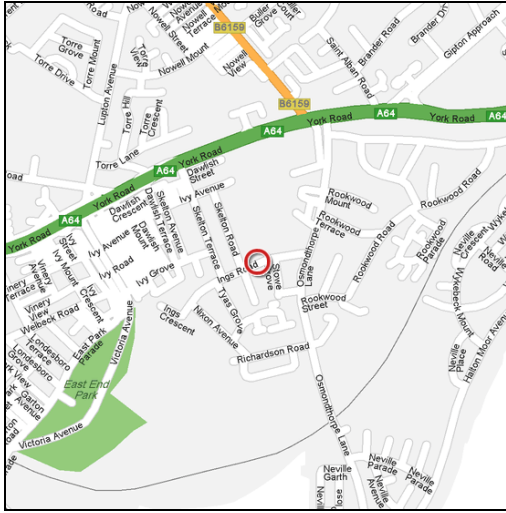
For Enquiries call
0113 234 8999



Location

The premises are located at Ings Road which via Osmondthorpe Lane is off York Road (A64) approximately 2 miles to the north east of Leeds city centre. The property is located within an area of mixed land use.

The approximate location of the property is shown on the map below.



Description

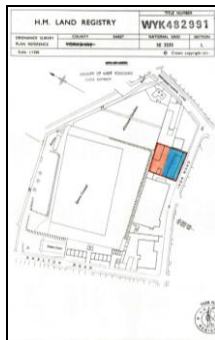
The premises comprise a contractors yard with offices and stores.

Buildings include a two storey brick office with flat roof, adjacent and interconnecting single storey brick building, currently fitted and equipped to provide administrative office accommodation and a single storey steel portal framed warehouse with pitched, lined and insulated profile metal decking roof with translucent roof lights.

The building accommodation is summarised as follows:-

Description	M ²	(sq. ft)
FF office	118.09	(1,271)
GF office	118.09	(1,271)
SS front offices	146.38	(1,576)
SS warehouse	261.26	(2,812)
TGIFA	643.82	(6,930)

The boundaries of the property are shown on the extract of the freehold title plan below:-



The property occupies a total site area of 0.16 ha (0.39 acres) which is broadly level and rectangular and includes macadam surfaced car parking fronting Ings Road (marked to provide 11 spaces) and a rear surfaced yard.

Services

Mains electricity, gas, water and drainage are connected to the property. Prospective purchasers must rely upon their own enquiries in connection with the condition and capacity of utilities and the building installations have not been tested.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £35,500 (01 April 2026)

The Uniform Business Rate for 2026/27 for properties with assessments below £51,000 is 43.2p in the £.

EPC

The warehouse has an EPC with energy rating C (57) and the offices has an EPC rating of E (111). The EPC's are available upon application to the selling agent.

Tenure

Freehold with HM Land Registry title number WYK482991.

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.

Price

Offers are invited in the region of £395,000.

VAT

The price is quoted exclusive of VAT. It is understood VAT will not be applicable to the purchase price.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with a 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: 3802/A/S
April 2026

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.