



FOR SALE/ TO LET

INDUSTRIAL/WAREHOUSE UNIT

2,841 sq.ft. (264 sq.m)



**LESSOR INDUSTRIAL ESTATE
WESTLAND SQUARE
off DEWSBURY ROAD
LEEDS
LS11 5SS**

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com

LOCATION

Lesser Industrial Estate is situated on Westland Square, accessed off the A653 Dewsbury Road in an established industrial location, less than 1 mile from Junction 5 of the M621 which in turn links into the M62 and M1 motorways.

DESCRIPTION

The estate comprises a terrace of 6 industrial units with secure shared car parking and loading.

Unit 11 is an end of terrace unit with a brick built two storey office and ancillary block to the front. It has a 3.5m roller shutter door, mains gas and electric and on-site parking.

ACCOMMODATION

The available units are currently combined to form one unit as follows:-

GF Warehouse	2,392 sq.ft.	222.2 sq.m.
GF Reception, Office, Ancillary	228 sq.ft.	21.2 sq.m.
FF Office	228 sq.ft.	21.2 sq.m.
Total Gross Internal Area	2,848 sq.ft.	264.6 sq.m.

RATEABLE VALUE

We understand the units are assessed as follows:-

Rateable Value: £14,250
Approx. Rates Payable: £ 6,640

Interested parties are advised to make their own enquiries with regard to actual rates payable with Leeds City Council.

TERMS

Leasehold

The unit is offered by way of a new full repairing and insuring lease at a rent **£13,500 per annum exclusive** equating to £4.75 per sq.ft.

Freehold

The long leasehold of the unit can be made available at a price of **£170,000**.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (87). A copy of the EPC is available on request.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate
ref: Mathew Halliwell - mathew@bht.uk.com