

NEWLY CONSTRUCTED HYBRID OFFICE/WAREHOUSE UNITS 134.35 SQ.M (1,500 SQ.FT)



TO LET

**BARRAS GARTH INDUSTRIAL ESTATE,
BARRAS GARTH ROAD, WORTLEY, LS12 4JW**

bhnt
brackenridge
hanson tate

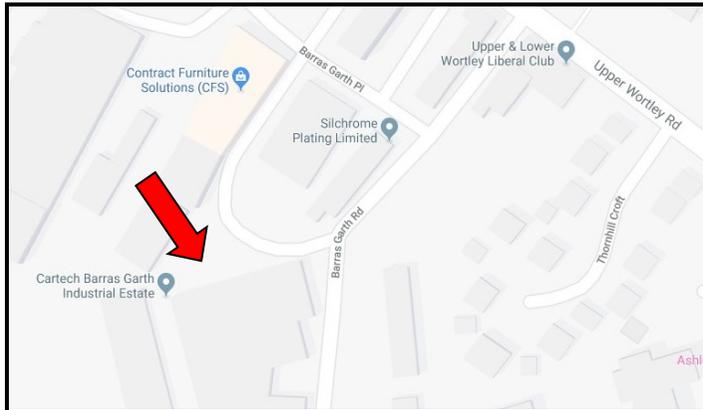
0113 244 9020

BARRAS GARTH INDUSTRIAL ESTATE, BARRAS GARTH ROAD, WORTLEY, LS12 4JW

LOCATION

Barras Garth Industrial Estate is located 2 miles to the west of Leeds City Centre in a mixed commercial and residential area.

The estate is accessed from Upper Wortley Road which leads directly to Tong Road, being one of the main arterial roads from The City Centre to the west of the City.



DESCRIPTION

The units are principally constructed in steel portal frame with pitched profile roofs and benefit from a common service yard and parking area.

Each unit has been constructed to a high standard offering excellent accommodation across two floors combining ground floor industrial/workshop accommodation with offices at first floor. Each unit benefits from the following highlighted features:-

- Gas central heating to the first floor offices
- Electric roller shutter door
- Disabled wc
- 3 phase electricity
- Kitchen facilities at first floor

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Unit	Floor	sq.m.	sq.ft.
2a	GF Warehouse	69.67	750
	FF Offices	69.67	750
Total GIA		120.00	1,292

TERMS

Available on a new full repairing and insuring lease for a term to be agreed. A tenant will also be required to contribute to the service charge for maintenance of the common parts of the development.

RENTAL

Unit	Rent pax	Estimated Service Charge pa
2a	£11,000	£250

RATING

We understand the unit is assessed as follows:-

Unit	Rateable Value	Rates Payable from April 2018
2a	Not yet assessed	

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs. All prices and rents quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION

Brackenridge Hanson Tate,
6 Lisbon Square, Leeds, LS1 4LY

Att: Mathew Halliwell
Tel: 0113 244 9020
Email: mathew@bht.uk.com

SUBJECT TO CONTRACT
November 2018

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.