

INDUSTRIAL/WAREHOUSE PREMISES FOR SALE / TO LET



UNIT 4, BEESTON ROYDS INDUSTRIAL ESTATE, ROYDS FARM ROAD, LEEDS, LS12 6DX

- 1,390.52 sq.m. (14,968 sq.ft)
- Rare opportunity to purchase.
- Adjacent to the M621 providing excellent access to the M62 and M1 motorway network and Leeds City Centre.
- Established industrial location
- Good sized service yard

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located in a highly prominent position within the established Beeston Royds Industrial Estate, just off Gelderd Road, approximately 2 miles (3.2km) south of Leeds City Centre. Junction 1 of the M621 is located to the north east of the property and the M621 runs alongside the property.

Royds Farm Road forms an established industrial location with occupiers including Troy Foods, Tiles UK, Esterform Packaging and Evans Halshaw. The unit benefits from being situated adjacent to J1 of the M621 with a number of retailers, trade counters and showrooms in the close vicinity including B&Q, Selco, Porsche, Toolstation, BMW, Mini, Mercedes, Vauxhall, Premier Inn and Tile Shop.

DESCRIPTION

The property comprises a detached steel portal frame warehouse with an eaves height of 6.6m (21'8"), brick built to 2.5m (8'2") and thereafter clad in profile metal cladding. Loading is via 2 concertina doors at the front of the property. The unit also benefits from a good sized secure service area and yard. The property contains ground and first floor offices at the front of the property together with wc facilities.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Warehouse	1,234.50 sq.m	13,288 sq.ft
GF Offices	78.01 sq.m	840 sq.ft
FF Offices	78.01 sq.m	840 sq.ft
Total GIA	1,390.52 sq.m	14,968 sq.ft

TERMS

The units are offered For Sale/To Let "as is" or alternatively our client is prepared to refurbish the units at a specification to be agreed.

Lease - the unit is offered by way of a new full repairing and insuring lease at a rent **£82,500 per annum exclusive**.

Sale - the long leasehold interest of the unit can be made available at a price to be agreed.

RATES

We understand the property is assessed as follows:-

Rateable Value	£68,340
Rates Payable	£34,443 (approx.)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (86). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

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

FURTHER INFORMATION/VIEWING:

Mathew Halliwell

T: 0113 244 9020

M: 07785 316198

E: mathew@bht.uk.com

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Or via our joint agents Gent Visick:-

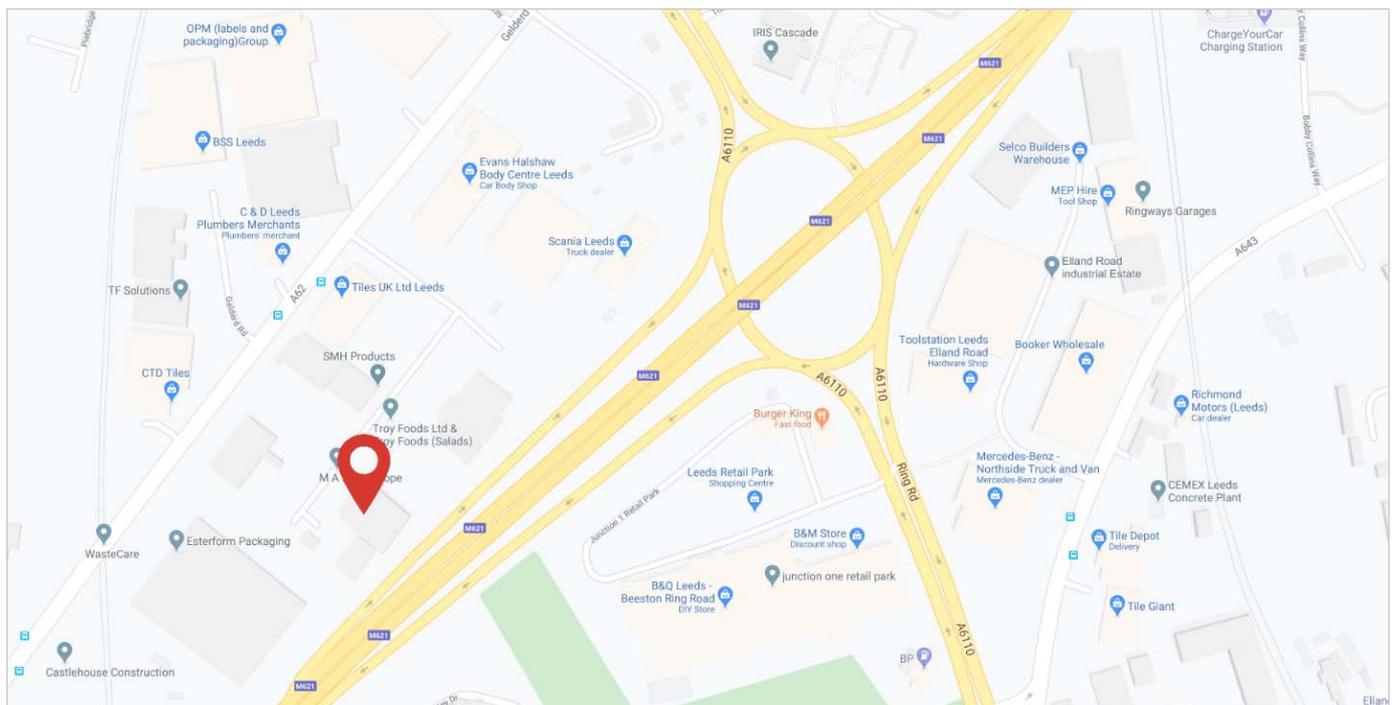
Paul Mack

T: 0113 285 5981

M: 07921 933636

E: paul.mack@gentvisick.com

Subject to Contract
July 2020



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 whatsoever 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 Braeknridge 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.