

TO LET – SHORT TERM VARIOUS USES



FORMER POLICE STATION, LAWNSWOOD ROUNDABOUT, LEEDS, LS16 6RG

- Office, Warehouse & External Yard Space available
- Prior to redevelopment opportunity to let short term
- Would suit a variety of different uses.
- Maximum of 3 years
- Excellent location

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

LOCATION

The property is situated on the Lawnswood Roundabout approximately 4 miles (6.4km) north west of Leeds City Centre and 2 miles (3.2km) north of Headingley. The Lawnswood roundabout links to the Leeds Outer Ring Road (A6120) and the Otley Road (A660) which provides direct access to Leeds City Centre.

DESCRIPTION

The property comprises a former police station which is currently vacant prior to redevelopment, and totals 3,646 sq m (39,254 sq ft). The full site area totals 3.51 acres (1.42 Ha).

There is the potential for a variety of uses, with office, warehouse and yard space available for a maximum of 3 years.

ACCOMMODATION

Offices

The office space would suit a variety of uses including multiple cheap office suites, charities, film production and internal storage.

There is approximately 306 – 1,832 sq m (3,294 – 19,720 sq ft) of office space available over ground and first floor which comprises a number of office suites and meeting rooms of varying sizes and kitchen, wc and recreational areas. The property also benefits from plenty of car parking.



Warehouse

There is approximately 236 – 799 sq m (2,540 – 8,600 sq ft) of storage/warehouse space available.

The main warehouse is suitable for storage use and benefits from roller shutter door access.

A separate building adjacent to the main building, which is currently laid out largely as badminton courts, is also suitable for light internal storage.



ACCOMMODATION (cont'd)

Yard

There is circa 1 acre (0.4 ha) of usable external yard space which is currently set out as car parking.

This could potentially suit a variety of uses including car parking, vehicle storage for car dealers, external storage or container storage.



TERMS

Available on terms to be agreed for a maximum of 3 years.

RENT

On application.

RATES

Awaiting re-assessment.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (77). 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:

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Subject to Contract
March 2021

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 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.