

INDUSTRIAL UNIT TO LET



UNIT 27, PENRAEVONS INDUSTRIAL ESTATE, MEANWOOD ROAD, LEEDS, LS7 2AW

- 770 sq.ft. (71.53 sq.m)
- Centrally located
- Open plan workshop
- 3 phase electricity
- 2 allocated parking spaces

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

LOCATION

The Estate is located on Meanwood Road in an established commercial area. Nearby occupiers include Wagamama Delivery, McCarty's Self Storage, Vertu Land Rover, and Riverside Volvo Leeds.

The Estate has direct access from the A61 Scott Hall Road, approximately 1.25 miles north of Leeds City Centre.

DESCRIPTION

A mid-terrace steel portal frame unit with profile clad roof and metal clad walls benefiting from approximately 10% rooflights.

The unit is open plan with roller shutter and pedestrian door access and 2 external car parking spaces.

There is a shared fenced and gated yard.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Area of **770 sq.ft (71.53 sq.m)**

TERMS

The unit is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed, at a rent of **£9,250 per annum exclusive**. Any tenant will be responsible for a proportion of the communal Service Charge, details available on request

RATES

We understand the property is assessed as follows:-

Rateable Value £5,900

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

ENERGY PERFORMANCE CERTIFICATE

Currently awaiting reassessment

LEGAL COSTS

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

VAT

Not applicable

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Dec 2025

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.