

FOR SALE / TO LET

Rent & Price – Upon application

The premises provide the following approximate gross internal floor area:

5,976- 18,818 sq. ft.

(555 -1,748 sq. m.)

Cross Chancellor Street, Leeds, LS6 2RT

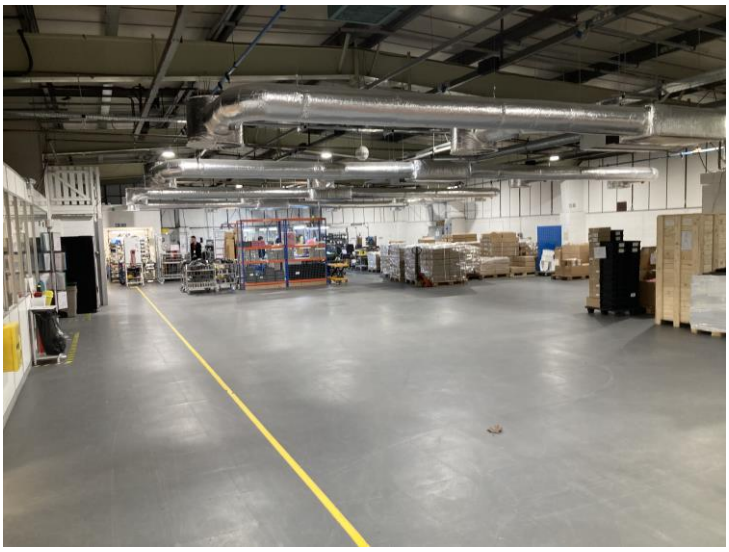
Two detached industrial units with a secure yard, located within an established industrial / trade location.

Industrial / Warehouse premises located close to Meanwood Road in Leeds. The property is available by way of a sale or lease.

Highlights

- Established industrial & trade location.
- LED lighting throughout the warehouse accommodation.
- Ancillary office accommodation with canteen and shower facilities.
- Close proximity to Leeds city centre and Leeds University.
- Secure yard with dedicated car park.

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Location

The subject property is located within the Woodhouse suburb of Leeds, approximately one mile north of Leeds city centre. Access is via Cross Chancellor Street, which connects to Meanwood Road to the east. The A58 (M), with links to the national motorway network, is accessible one mile to the south of the property. The surrounding area is mixed use in nature, with a mixture of industrial and residential accommodation nearby. Nearby occupiers include Johnstone's Decorating Centre, Spinks Building Supplies, McCarthy's Storage, The Gym Group, North Brewing and Discount Carpet Warehouse.

Specification

- Comprises two detached industrial units.
- Steel portal frame construction.
- 4.0 eaves height and 4.6m to apex, in Warehouse
- One ground level electrically operated roller shutter door to each unit.
- Ancillary office space with staff canteen, shower room, and WCs.
- 200 AMP, three phase power supply.
- LED lighting throughout the warehouse space.
- Secure yard with external car parking provision.
- All mains utilities available.
- Recently installed HVAC system.

Accommodation

The premises provide the following gross internal floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Unit 1 – Cross Chancellor Street		
Ground Floor	10,099	938.29
Lower Ground Floor Offices	2,743	254.90
Sub Total	***12,842***	***1,193.19***
Unit 2 – Melville Place		
Ground floor	5,174	480.68
Lower Ground Floor Offices	802	74.52
Sub Total	***5,976***	***555.20***
TOTAL	**18,818**	**1,748.39**

Terms

The property is available for sale or lease at a price and rent available upon application.

Business Rates

The VOA lists a Rateable Value of £54,500 for 2025/26. Interested parties are advised to contact the Local Rating Office to determine rates payable.

EPC

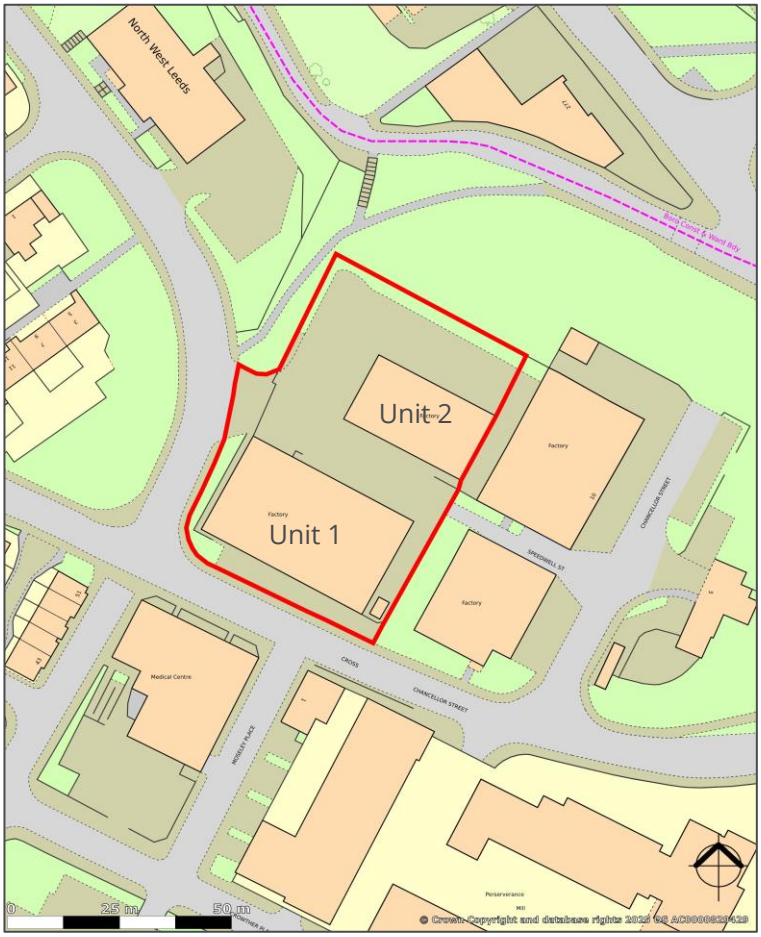
Cross Chancellor Street: C (54) Melville Place: E (106)

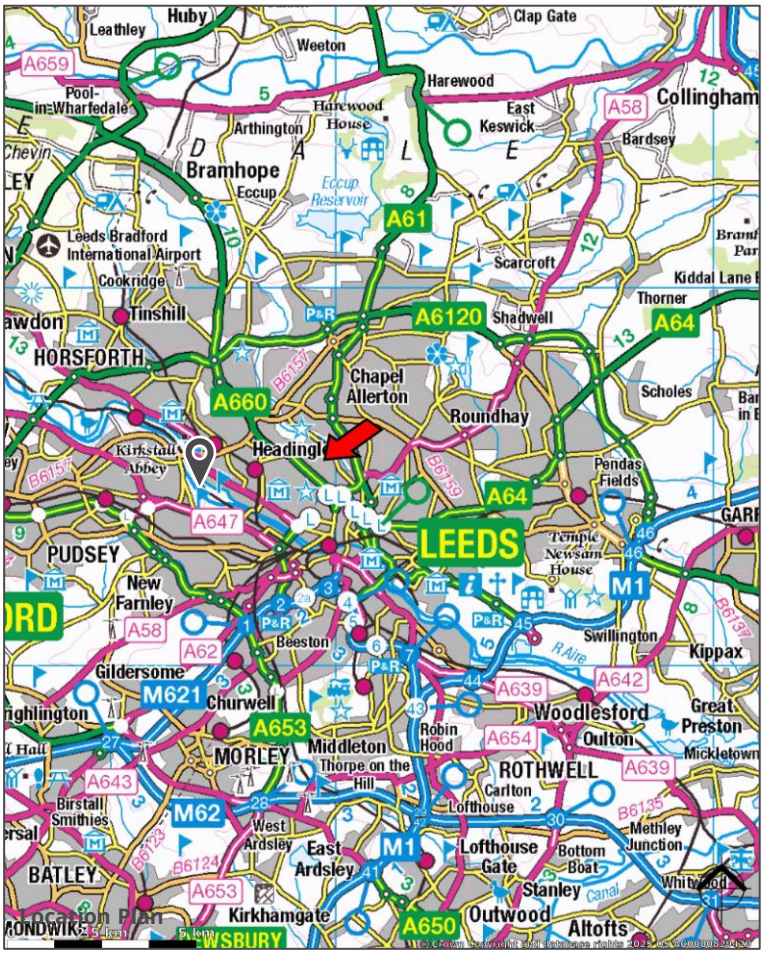
Legal Costs

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

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.





Viewing strictly by appointment:

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