Adair Paxton
Property Specialists
EST 1859

INDUSTRIAL / TRADE COUNTER UNIT

2,086 SQ FT (193.8 SQ M)

- Ground Floor (1,180 Sq Ft)
- Substantial Mezzanine (906 Sq Ft)
- Prominent Main Road Location
- 5.48-Metre Eaves Height
- Yard and Car Parking
- 3-phase Supply
- LED Lighting

commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

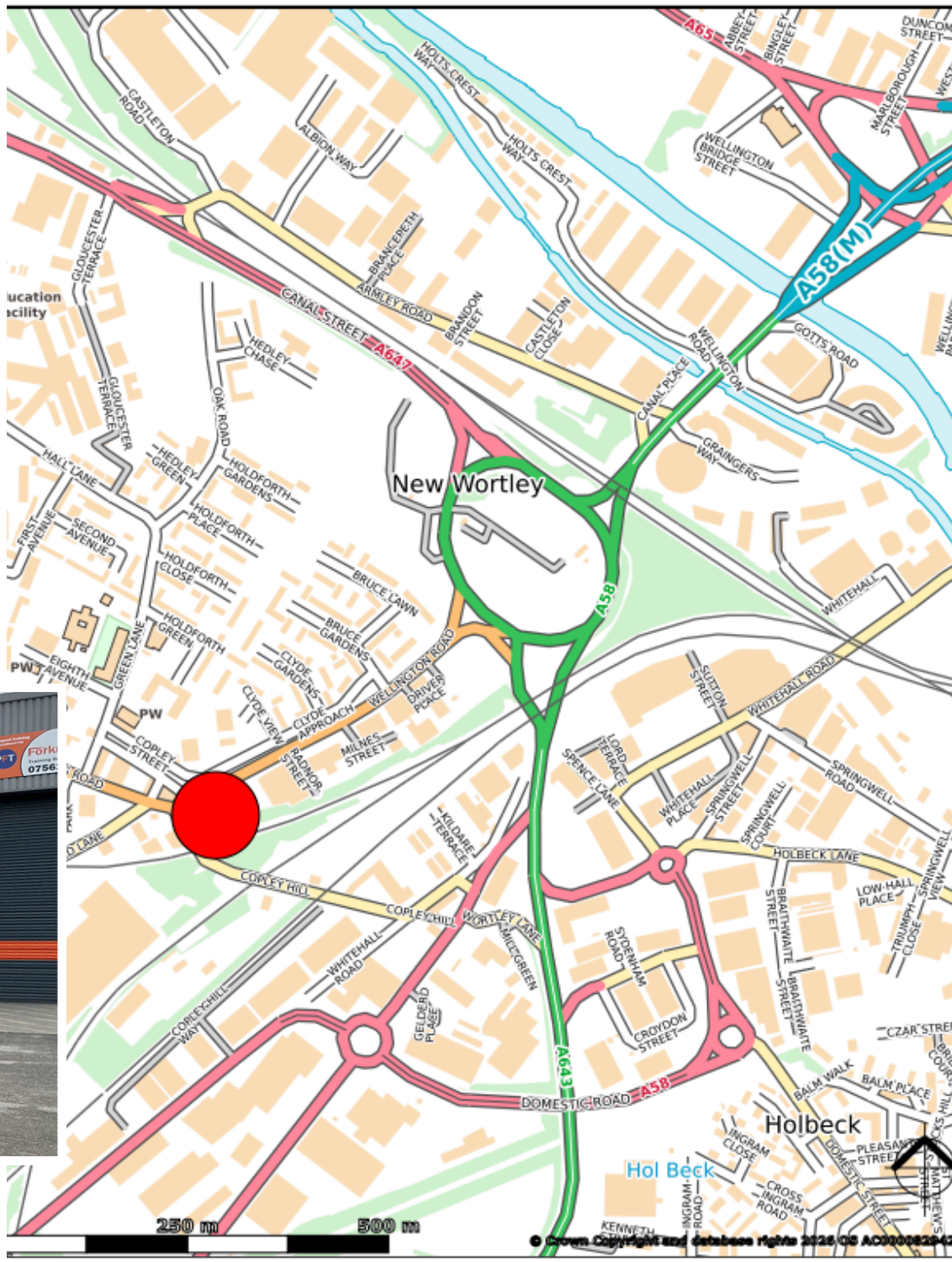
Unit 3,
113 Wellington Road
Leeds LS12 1DX

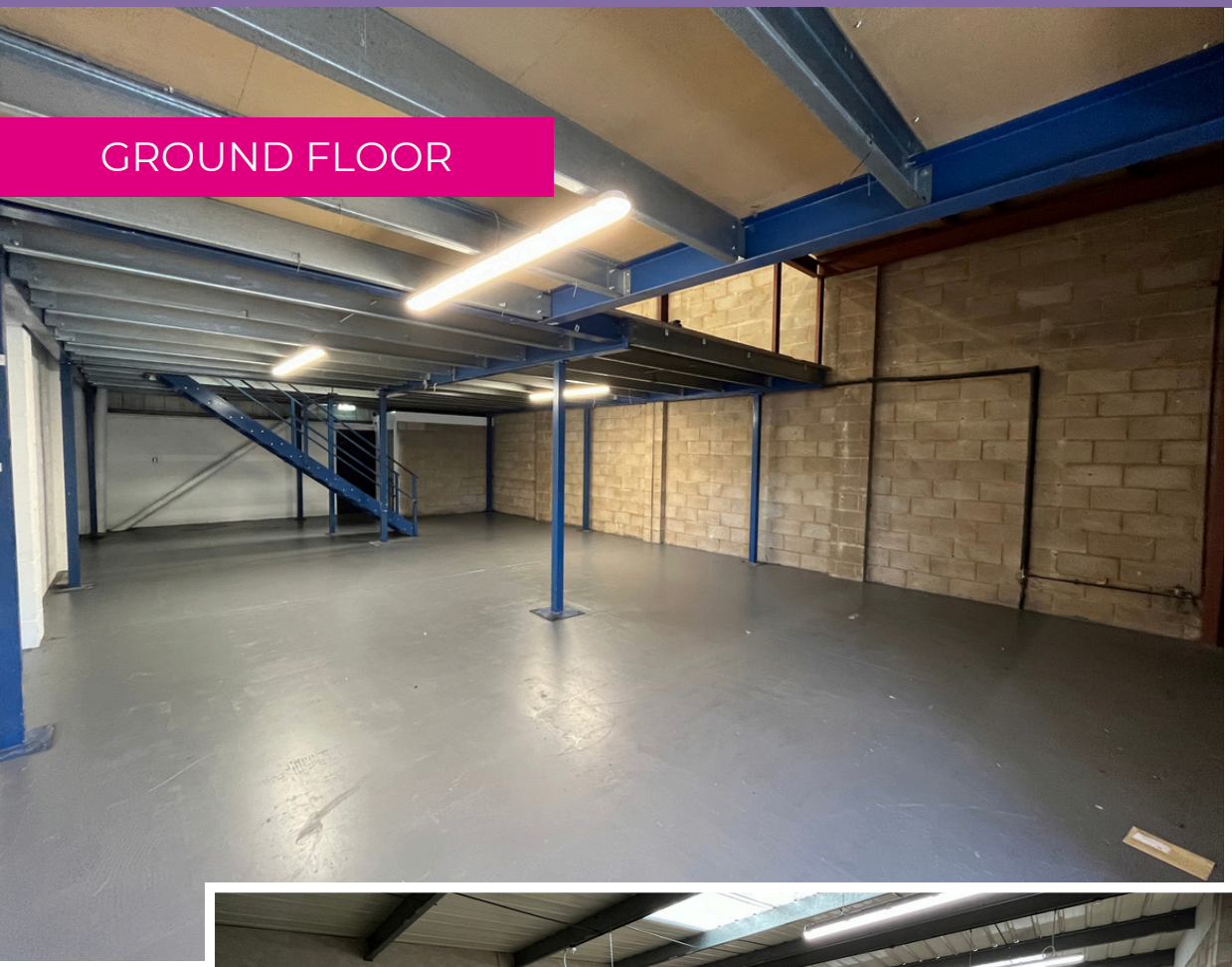
£16,500+VAT
per annum

LOCATION

The property is located fronting Wellington Road, approximately ½ mile south of Leeds City Centre. The M1/M62 intersection is approximately 4 miles to the south of this location and the M621 motorway provides direct links between the City Centre and the wider motorway network.

Wellington Road itself (B6154) is a major arterial road providing access from Leeds City Centre to the south of the city.





GROUND FLOOR

MEZZANINE

DESCRIPTION

The property comprises a modern terrace of four industrial units within which Unit 3 is available.

The units are constructed of steel portal frame and have an approximate eaves height of 5.48m (18ft). There is a large yard to the front of the units providing car parking/loading.

Internally the unit has a substantial mezzanine and benefits from ceiling LED lighting, 3 phase electricity, manual roller shutter and ground floor WC facilities.

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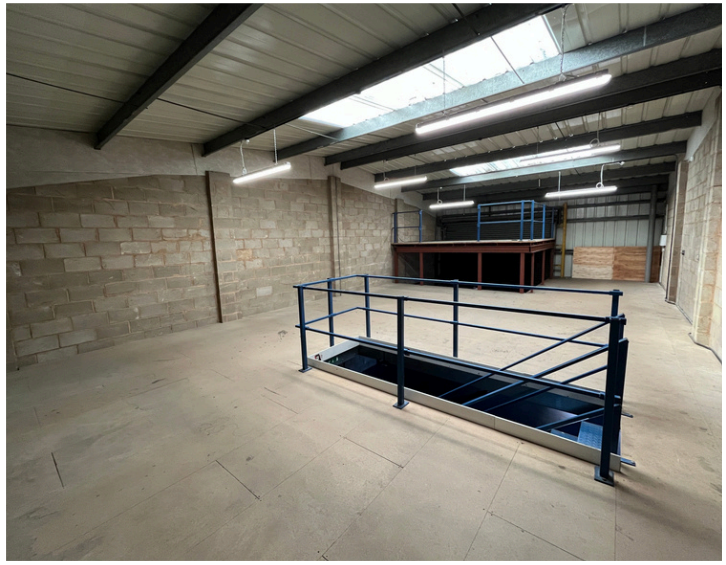
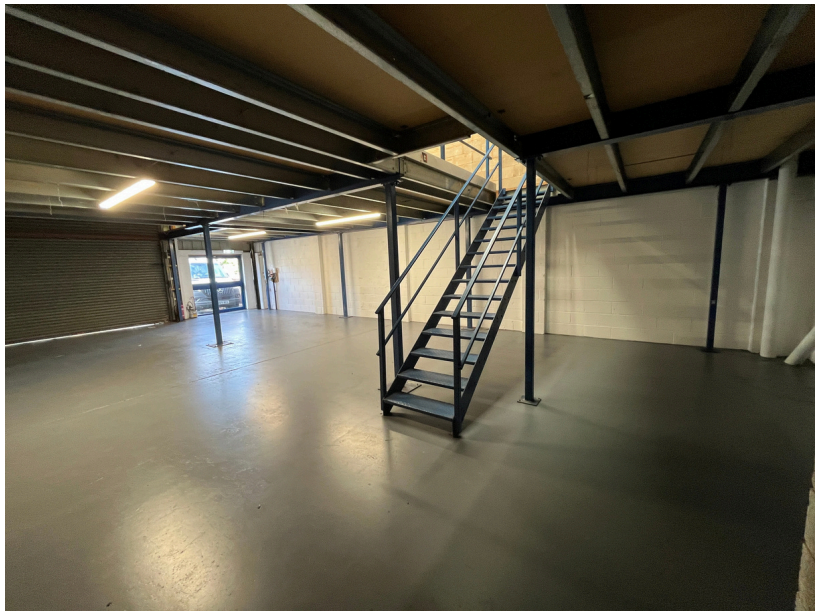


ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of:

	Sq Ft	Sq M
Ground Floor	1,180	109.7
Mezzanine	906	84.2
Total	2,086	193.8



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EPC

The property currently benefits from an EPC rating of C-56.

VAT

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

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,500 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance of the shared areas of the estate.

RATEABLE VALUE

The property currently possesses a rateable value of £10,750.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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