



GentVisick

FOR SALE

Bagley Lane, Rodley, Leeds, LS13 1HZ

4,017 sq. ft (373.17 sq. m) on a site of 0.68 acres (0.28 ha)

Detached Hybrid Office / Warehouse Premises

- Low site coverage of circa 14%
- Superb access to Leeds Outer Ring Road (A647)
- Large fully secure yard area
- High quality office accommodation

☎ 0113 245 6000

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Location

The property is located within 1/2 mile of Leeds Outer Ring Road (A647) and less than 5 miles from both Leeds and Bradford City Centres.

The unit itself is accessed off Bagley Lane and leads directly to Leeds Outer Ring Road (A647) via Rodley Lane A657.

Description

The property comprises a hybrid office / warehouse premises which benefits from the following specification;

- Loading via two ground level roller shutter doors
- Fully secure site with perimeter fencing
- Large predominately concrete yard
- High quality office accommodation

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	119.65	1,288
Offices	224.40	2,415
Staff Canteen	29.12	313
Total	373.17	4,017

EPC

A copy of the EPC certificates and reports are available on request.



Tenure

We understand the property is held by way of a Long Leasehold interest for a term of 999 years from 1st November 1953.

Terms

The property is available by way of a disposal of the Long Leasehold interest.

Further details including the price and ground rent are available upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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