



Modern Warehouse / Industrial Units 15,254 Sq Ft (1,417.1 Sq M)

- Rare freehold opportunity
- Excellent access to Leeds City Centre and the M621
- Fully secure site with perimeter palisade fencing
- Vehicle loading via 3 ground level roller shutter doors
- Generous yard and parking provisions



Location

The property / site is strategically situated just off Tong Road (B6154), approximately 1.5 miles from the Armley Gyratory and just under 2 miles from Junction 1 of the M621 Motorway.

The property / site itself is accessed off Wortley Moor Road, which leads directly onto Tong Road (B6154).

Description

The premises provide two detached warehouse/industrial units with the benefit of the following specification;

- Fully secure site with perimeter palisade fencing
- Vehicle loading via 3 ground level roller shutter doors
- Generous yard and parking provisions
- Ancillary office and welfare in each building

Accommodation

Area	Sq. m	Sq. ft
Southern Building		
Warehouse	356.38	3,836
Ground Floor Office	119.97	1,291
First Floor Office	119.97	1,291
<i>Sub-total</i>	<i>596.32</i>	<i>6,419</i>
Northern Building		
Warehouse / Trade Counter	703.40	7,571
First Floor Office	117.43	1,264
<i>Sub-total</i>	<i>820.83</i>	<i>8,835</i>
Total	1,417.15	15,254
<i>Mezzanine</i>	<i>71.15</i>	<i>766</i>

Rateable Value

The property has a current rateable value of £124,000. Please note this does not constitute rates payable.

Legal Costs

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

Terms

The property is available by way of a freehold sale of the premises.

Price on application.

The property has a current rateable value of £124,000. Please note this does not constitute rates payable.

Viewings

For further information or to arrange a viewing please contact;

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PROPERTY CONSULTANTS

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