

**FOR SALE /
TO LET**

WAREHOUSING



**UNIT 10
THE COURTYARDS, VICTORIA ROAD
(OFF COAL ROAD)
SEACROFT, LEEDS LS14 2LB**

- **Headquarter Style Premises**
 - **408.38 Sq M (4,396 Sq Ft)**
- **Plus 27.30 Sq M (294 Sq Ft) Mezzanine Stores**
- **Established Manufacturing Location**
 - **Excellent Road Links**

**Edward
Symmons**

0113 245 8454

www.edwardsymmons.com



March 2009



LOCATION

The property is located off the Leeds Outer Ring Road (A6120) within a well established manufacturing and warehouse location some 5 miles north east of Leeds city centre.

The Outer Ring Road provides direct access to the A64 York Road and the A1(M), and the A58 Wetherby Road. Junction 46 of the M1 motorway lies nearby and provides access to the national motorway network.

DESCRIPTION

The property comprises an end terrace single storey warehouse that has been converted to provide high quality two storey office space in addition to the warehouse area.

The warehouse has a concrete floor, an eaves height of 6 metres and is equipped with a gas fired hot air blower, sodium lighting and uPVC roof lights.

The office space is arranged over two floors and comprises a reception, two manager's offices, a boardroom, a large general office and a kitchen in addition to three further offices and male, female and disabled W.Cs. The office accommodation is of a high specification with suspended ceilings, gas fired central heating, data cabling and 6 phone lines.

FLOOR AREAS

The property has been measured on a Gross Internal Area basis of **408.38 Sq M (4,396 Sq Ft)** incorporating:

Warehouse	209.56 Sq M	(2,256 Sq Ft)
Ground Floor Offices	107.58 Sq M	(1,158 Sq Ft)
First Floor Offices	80.28 Sq M	(864 Sq Ft)

Plus Mezzanine stores of 27.30 Sq M (294 Sq Ft)

8 St Paul's Street, Leeds LS1 2LE

BUSINESS RATES

The property has a rateable value of £18,000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request

TERMS

The property is available for sale at an asking price of £295,000 with vacant possession or to let on a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £24,750 per annum exclusive.

VAT

All figures are exclusive of VAT which is chargeable.

LEGAL COSTS

Each party is responsible for their own legal costs.

FURTHER INFORMATION

For further information or to arrange an appointment to inspect the premises please contact Jonathan Aspinall or Richard Corby on:

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Email: jonathan.aspinall@edwardsymmons.com

richard.corby@edwardsymmons.com

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

