

WORKSHOP / WAREHOUSE UNITS WITH EXTENSIVE YARD TO LET – MAY SELL



- Well Located Fenced / Secure Site
- Site Area Approx 0.9 Acres
- 2 No Warehouse / Workshop Units
- Guide Rental - £70,000 Exc
- Close Proximity to M1 & A1(M)

ISABELLA ROAD, GARFORTH, LS25 2DY

**malcolm
stuart**
PROPERTY CONSULTANTS

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Description

The site is located approximately 1 mile to the south of Junction 47 of the M1 carriageway off the A642 (Aberford Road) in Garforth, West Yorkshire. The site has dual access from Ash Lane with the main access and entrance located to the bottom of Isabella Road.

The site comprises two profile metal workshop / warehouse units with sloped lean-to roofs. Both units have manually operated sliding doors to the side with full height electric roller shutters to the end. The main unit has been fitted out with some office content which is 2 storey to part. The remainder of the site is a mix of concrete surfaced land and land surfaced with aggregate.

Accommodation (GIA)

Building 1

Workshop - 1,330 sq.ft
GF Offices - 460 sq.ft
FF Offices – 475 sq.ft

Building 2

Workshop – 1,644 sq.ft

Max clear height – 6.8m

Remaining yard extends to approximately 0.7 Acres.

Rateable Value - Land off, Isabella Road, Garforth, Leeds, LS25 2HF - £35,000

Current Uniform Business Rate for 2024/25 is 49.9p – rates payable approx. £17,465

Services – We understand the site benefits from all main services.

Planning - We recommend that interested parties make their own enquiries with Leeds Planning Department on this - 0113 222 444 or visit their website:

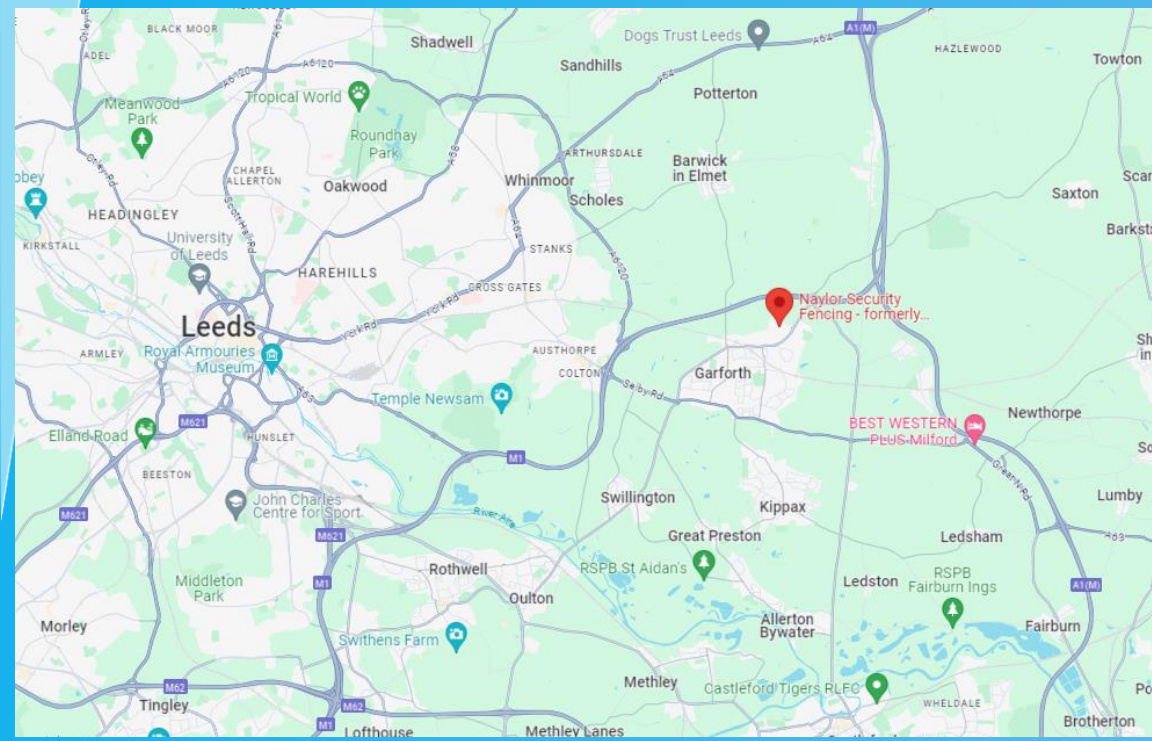
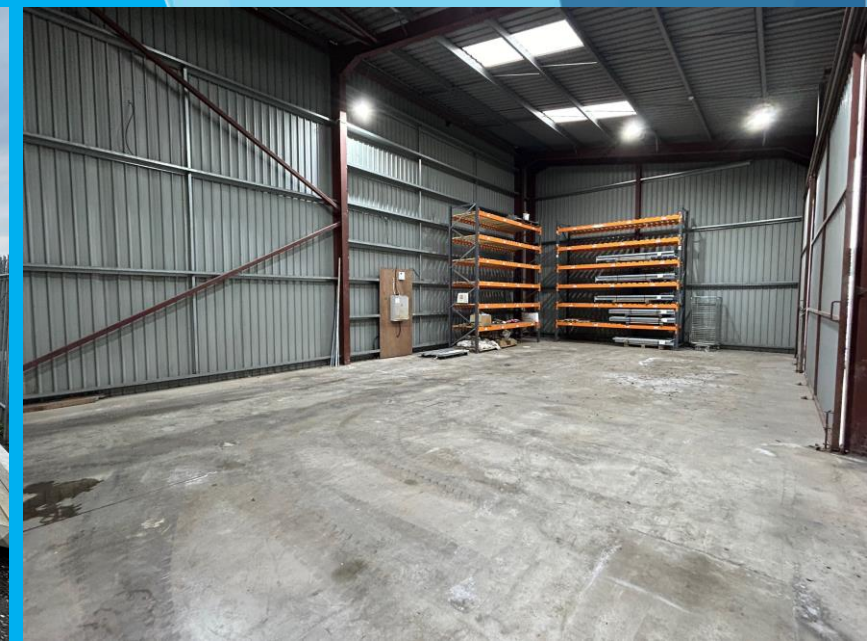
[Planning permission \(leeds.gov.uk\)](https://www.leeds.gov.uk/planning-permission)

Terms – We are seeking offers to lease the site on an FRI basis for a number of years to be negotiated at a guide rental of £70,000 per annum Exc. Unconditional offers for the freehold interest with vacant possession will also be considered.

Viewing - Strictly by appointment – 07841470654 / james@malcolm-stuart.com

VAT – We understand that the property is opted for tax, therefore VAT will apply to the figures quoted.





GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared April 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.