

LEEDS

140

TO LET

INDUSTRIAL/WAREHOUSE UNIT
140,825 SQ FT (13,083.90 SQ M)



LEEDS 140, WHITEHALL ROAD, WHITEHALL ROAD INDUSTRIAL ESTATE, LEEDS, LS12 5XX

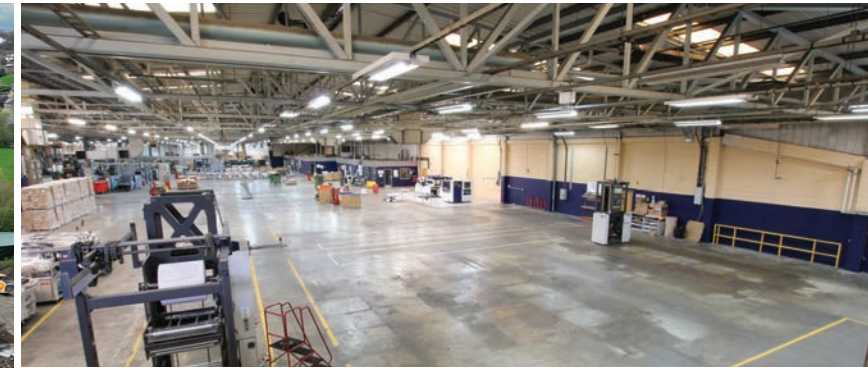
LOCATION

The unit is located on Whitehall Road Industrial Estate, fronting onto the A58 (Whitehall Road) which is an arterial route leading into Leeds City Centre, which is c. 2 miles to the northeast.

Whitehall Road Industrial Estate is an established commercial estate which provides excellent access to both Leeds and the wider region, with access to the M621 just over a mile away via the A58 and A6110, that in turn leads to the wider motorway network.

The unit is located to the front of the estate, with direct access off the A58 Whitehall Road.

Nearby occupiers include, Just Trays, Restore Records Management, Mone Bros & Northgate Vehicle Hire. The surrounding area is a mix of high density residential, employment and retail.

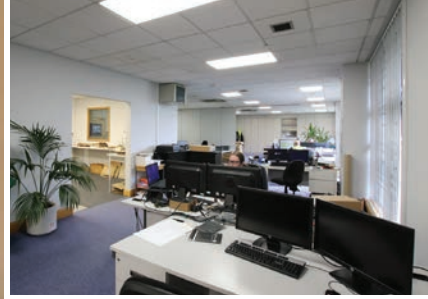


DESCRIPTION

The property was constructed in 1992 and extended in 2004. A detached unit of part steel portal and part steel lattice frame construction, spanning two bays, with a mix of metal profile and brickwork elevations under a pitched roof which incorporates c. 10% translucent roof lights, with a concrete floor to the warehouse. Set out below is a brief specification:

- **4 ground level loading doors**
- **2 dock level loading doors**
- **Clear working height of 5.75M to 6.5M**
- **2 Storey brick built, Office block (providing offices, reception, W/C's, Canteen/Kitchen, staff changing facilities and locker rooms)**
- **Warehouse Stores and Offices**
- **Large secure yard**
- **Detached garage/store building with 2 ground level loading doors**
- **Separate generous parking provisions**
- **3 Phase power supply**
- **Gas fired air heaters to the warehouse**
- **Lighting to the warehouse**





ACCOMMODATION

The unit has the following approximate GIA:

Description	Sq M	Sq Ft
Warehouse	9,186.99	98,888
Ground Floor Offices	1,695.79	18,253
First Floor Offices	985	10,602
Warehouse Stores	378	4,069
Warehouse Offices/Ancillary	739.37	7,959
Garage/External Store	53.86	580
Transformer/Switch Room	44.08	475
TOTAL	13,083.90	140,825
Mezzanine	378	4,069

LEEDS

140

TENURE

Available by way of a sub-lease or assignment (details available on request). Alternatively, for occupiers wanting a new medium to long term lease, the landlord will consider in principle, agreeing a surrender of the existing lease, and the entering into of a new Full Repairing and Insuring lease.

EPC

The property has a rating of D-78. EPC available upon request.

PLANNING

We understand the property has planning for E(g)(III), B2 & B8. All interested parties are advised to make their own enquiries to Leeds MBC. We are not aware of any hours of use or noise restrictions.

BUSINESS RATES

We understand from the VOA website that the property has the following assessment:-

Description Factory and premises

Rateable Value £575,000

VAT

All figures quoted subject to VAT at the prevailing rate where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

Disclaimer;

Avison Young as agents for the vendors of this property, give notice that:

- (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact;
- (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- (iii) No person acting on behalf of Avison Young has any authority to make or give any representation or warranty whatsoever in relation to this property. Avison Young accept no responsibility for any statement made in these particulars;
- (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT;
- (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and
- (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations.

Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. Publication Date: April 2024.



CONTACT

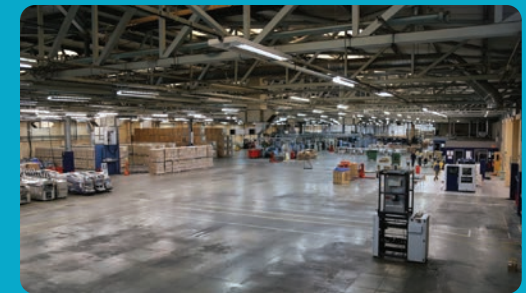
Jake Pygall

Director

Tel: +44 0113 280 8062

Mob: +44 07795237286

Email: jake.pygall@avisonyoung.com



Rob Oliver

Principal

Tel: +44 (0)113 280 8034

Mob: +44 07769643325

Email: rob.oliver@avisonyoung.com

**AVISON
YOUNG**

0113 292 5500

avisonyoung.co.uk