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To Let



High quality modern industrial unit located north east of Leeds city centre

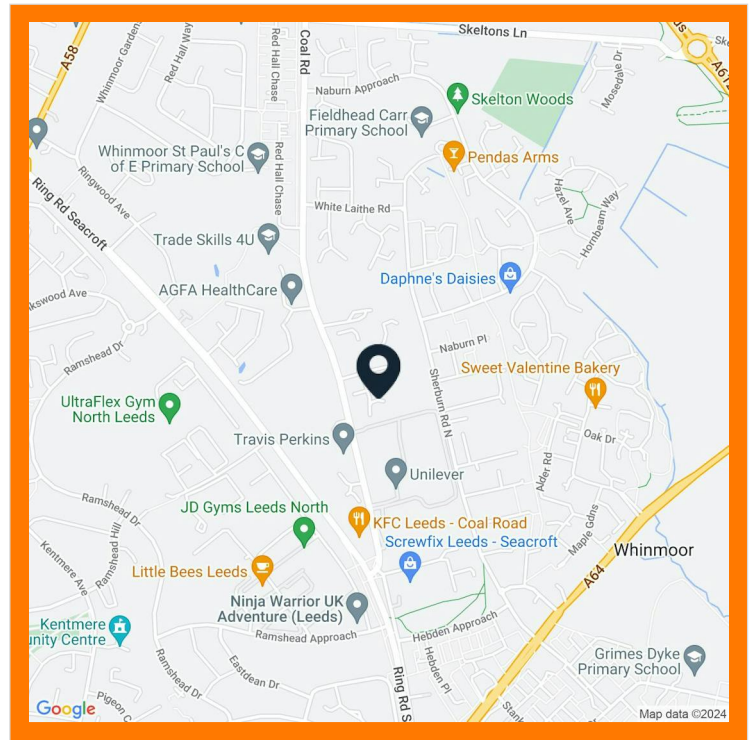
Rent on Application

Unit 5 - The Courtyards, Victoria Park, Leeds, LS14 2LB

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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Modern industrial mid terrace unit with a maximum working height of approximately 7.49m eaves
- High quality offices included
- Potential to let as is or reconfigure to provide a higher proportion of clear warehouse space
- Located 5 miles north east of Leeds city centre with good access to the motorway network and wider Leeds area
- Generous parking and loading areas
- Within a secure site



## Description

Unit 5 is a modern high quality mid terrace unit of steel frame construction and brick / metal elevations. The property is currently adapted to include mezzanine areas with offices, storage, and lab rooms, but could be reconfigured to provide a higher proportion of open warehouse space. There is a maximum working eaves height of approximately 7.59m (minimum of 7m). The mezzanine storage area has a maximum eaves height of 4.65m and minimum eaves height of 3.09m.

The property includes concrete floors, 3phase, gas boiler, translucent roof lights, and electric roller shutter door (5.35m height and 4.16m width).

The property benefits from pedestrian and vehicle loading access. There is a large yard area with 9 vehicle spaces within a secure compound.

## Location

The Courtyards at Victoria Park is an established industrial location, approximately 5 miles northeast of Leeds city centre. The location benefits from excellent access to the new east Leeds Radial route, the motorway network, Leeds city centre and the greater Leeds / West Yorkshire area. The subject property is approximately 3.5 miles from junction 46 of the M1 Motorway.

The property is located just under 1 mile from Seacroft Green Shopping Centre which includes Tesco Extra, Costa, Greggs, Subway and various other retailers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - under mezzanine (reception, offices, kitchenette, labs)	3,795	352.57
Ground - full height warehouse	736	68.38
Mezzanine - offices, boardroom and store	1,242	115.39
Mezzanine - clear storage	2,777	257.99
<b>Total</b>	<b>8,550</b>	<b>794.33</b>

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Unit 5, The Courtyards, Victoria Road, Seacroft, Leeds, LS14 2LB

Description: Warehouse and premises

Rateable Value: £30,250

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

## Service Charge

We understand there is a modest service charge payable for maintenance of the estate. Further details on request.

## Lease Terms

The property is available by way of a new lease on terms to be agreed. The property is available immediately.

## Rent

Rent on application. VAT is NOT payable on the rent.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

Upon Enquiry

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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