



FOR SALE

AVAILABLE BY WAY OF SALE & LEASEBACK

THE FORGE, 122 MILLSHAW, LEEDS, LS11 8LZ



Sanderson
Weatherall

Location

The subject property is located on the corner of Millshaw and Tudor Way in a cul-de-sac of modern offices, which forms part of the larger Millshaw estate. Millshaw provides direct access to the Beeston Ring Road (A6110), which leads to Junction 1 of the M621 and motorway network beyond. The property is located approx. 3.1 miles south of Leeds City Centre and 10 miles southeast of Bradford City Centre.

Local occupiers include: Bluebox Moving, Yorkshire Ambulance Service and WP1 LLP to name but a few.

Description

The subject property comprises a detached office building of brick construction beneath a pitched roof.

The property benefits from the following specification:

- Open plan accommodation with integrated meeting rooms
- Kitchenette on both floors
- WC's on both floors
- Suspended ceilings
- Cat II Lighting
- Carpeted throughout
- Raised access floors
- Plastered and painted walls
- Air conditioning
- Wall mounted gas fired central heating system
- CCTV
- 18 car parking spaces
- Fire and Intruder alarm connected via a remote monitoring station

Energy Performance Certificate (EPC)

The property has been assessed and has a rating of C (62). A full copy of the EPC is available on request.



Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Ground Floor		
Offices	193.30	2,080
Kitchen	3.78	41
Sub-Total	197.08	2,121
First Floor		
Offices	182.18	1,961
Kitchen	11.04	119
Sub-Total	193.22	2,080
Total	390.30	4,201

Tenancy Schedule

Tenant	Lease Commencement	Lease Expiry	Break Option	Rent Review	Rent
Bluesmith Information Systems Ltd	On Completion of the Sale	17th September 2028	17th September 2025	17th September 2025	£52,600 p.a.x (£12.50 psf)

Investment Summary

- New lease on completion of the sale
- Full Repairing & Insuring Lease
- Detached office building totalling approx. 4,201 sq ft
- 5 year Lease with tenant only break option
- Tenant covenant 'Very Low Risk'
- Upwards only rent review to the higher of passing rent and market rent

Rateable Value

Address	Description	Rateable Value (From 1st April 2023)
The Forge, 122 Millshaw, Leeds, LS11 8LZ	Offices and Premises	£41,250

Use

The property is currently being used as office accommodation under the planning use Class E.



Tenure

The property is available on a Freehold basis and sold.

Proposal

- **We are seeking offers in the region of £590,000 for the freehold interest, subject to contract and exclusive of VAT, reflecting a Net Initial Yield of 8.39% allowing for purchasers costs of 5.02%.**
- **The quoting price reflects a capital value of circa £140 psf.**

Costs

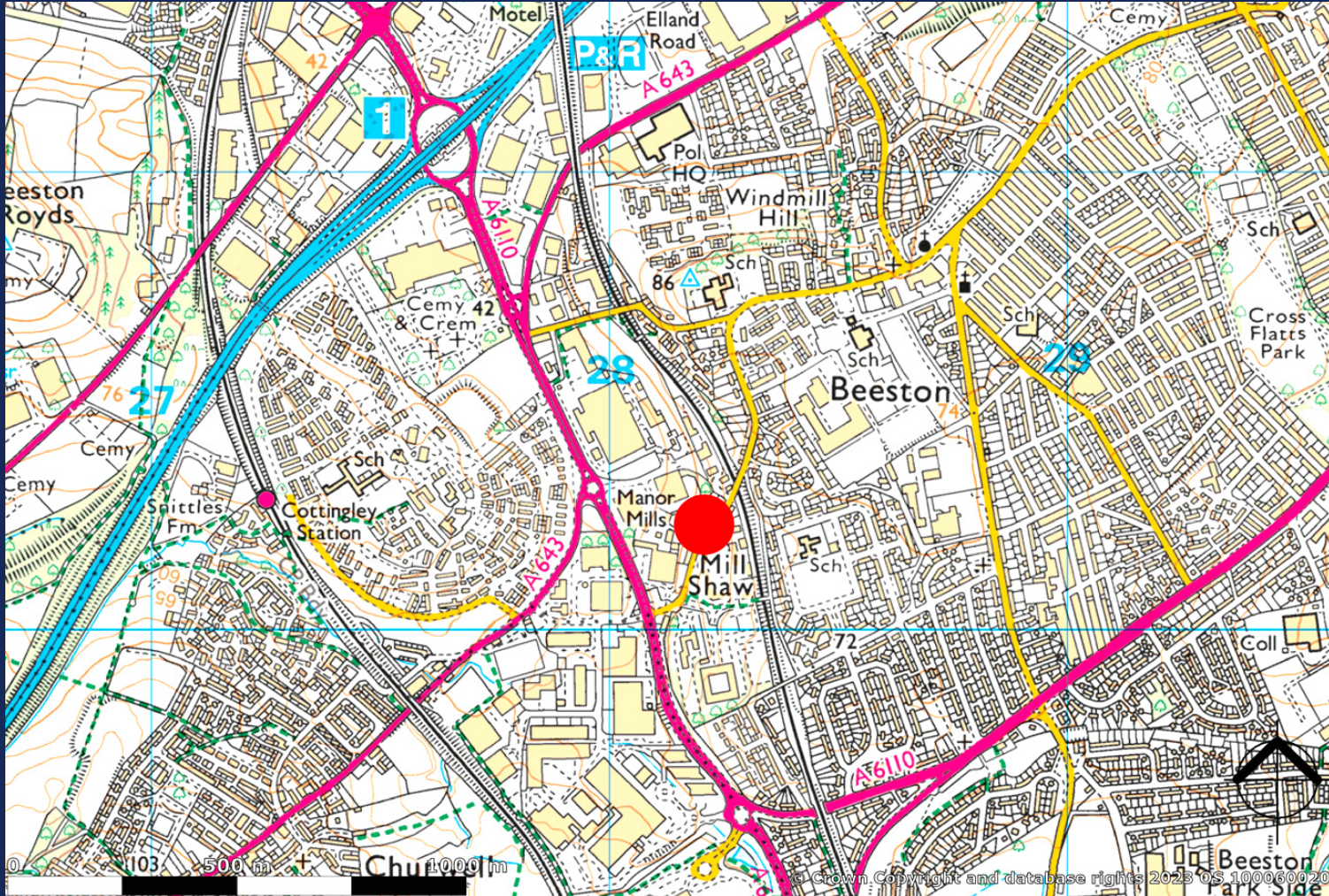
Each party will be responsible for their own professional and legal costs as part of the transaction.

VAT

All figures quoted are deemed to be exclusive of VAT.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

For further information please contact
the Sole Selling Agents:

Richard Dunn

0113 221 6137

richard.dunn@sw.co.uk

Jay Dhesi

0113 221 6094

jay.dhesi@sw.co.uk

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**Sanderson
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