



# FOR SALE

IDEAL FOR OWNER OCCUPIERS

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
<b>Sub-Total</b>	<b>197.08</b>	<b>2,121</b>
First Floor		
Offices	182.18	1,961
Kitchen	11.04	119
<b>Sub-Total</b>	<b>193.22</b>	<b>2,080</b>
<b>Total</b>	<b>390.30</b>	<b>4,201</b>

## Tenancy Schedule

Tenant	Lease Commencement	Lease Expiry	Rent
Bluesmith Information Systems Ltd	On Completion of the Sale	September 2025	£52,512.50 p.a.x (£12.50 psf)

## Summary

- **REVISED PRICING**
- Sold with Short term income until March 2025
- Ideal for owner occupier / owner occupier-investor

## 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.

## Proposal

**We are seeking offers in the region of £472,000 for the freehold interest, subject to contract and exclusive of VAT**

**The quoting price reflects a capital value of circa £112 psf.**

## Costs

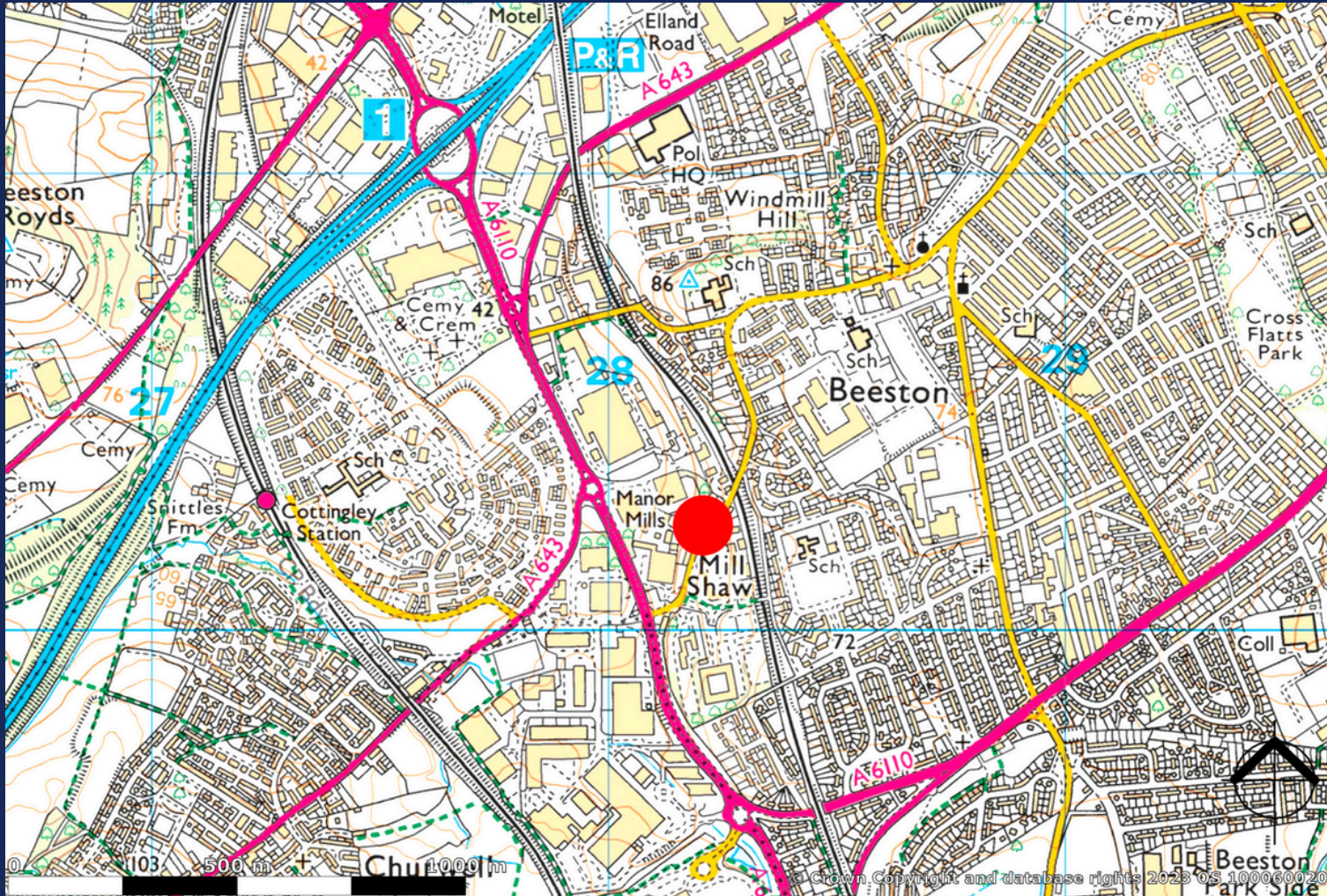
Each party will be responsible for their own professional and legal costs as part of the transaction.

## 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

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL