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**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
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14, Buslingthorpe Green, Meanwood, LS7 2HG

£69,000 Per Annum

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

**HYBRID INDUSTRIAL & OFFICES WITH DELIVERY YARD & CAR PARK.**

Located on Buslingthorpe Green approx 1 mile north of Leeds City Centre and close to the Sheepscar Interchange which provides easy access to the A58M inner ring road, M1 and M621. Leeds is regarded as the financial capital of the north and has a population of circa 700,000. Leeds benefits internationally from Leeds and Bradford Airport some 6 miles away and enjoys excellent national rail links from Leeds City Station.

- **9,740sq ft**
- **Hybrid Industrial & Office**
- **6m Eaves Height**
- **Front Delivery Yard**
- **10 Parking Bays**
- **Easy Access Leeds City Centre**

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
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## LOCATION

Buslingthorpe Green is located approx 1 mile north of Leeds City Centre and close to the Sheepscar Interchange which provides easy access to the A58M inner ring road, M1 and M621. Leeds is regarded as the financial capital of the north and has a population of circa 700,000. Leeds benefits internationally from Leeds and Bradford Airport some 6 miles away and enjoys excellent national rail links from Leeds City Station.

## DESCRIPTION

The property forms an attractive detached unit comprising 2 storey warehousing and offices with private yard and parking for about 10 vehicles. The building is constructed around a steel frame with approx 6m internal eaves height. External walls are of brickwork at lower level and metal cladding above.

The built-in office accommodation includes reception area, w/cs and several offices on the ground floor. Large offices are provided on the 1st floor. The first floor of the mezzanine offers heavy duty work space and additional warehousing. The warehouse is heated by gas warm air blowers and the offices are served by gas central heating.

## ACCOMMODATION

The premises provide the following:-

GF Warehouse (6m eaves) 100.63 m<sup>2</sup> - 1,083 sq ft  
GF Storage / workshop 273.98 m<sup>2</sup> - 2,948 sq ft  
GF Offices 140.33 m<sup>2</sup> - 1,510 sq ft  
FF Mezzanine 203.34 m<sup>2</sup> - 2,188 sq ft  
FF workspace 62.92m<sup>2</sup> - 678 sq ft  
FF offices inc reception 138.85 m<sup>2</sup> - 1,494 sq ft

Total floor area 905.2 m<sup>2</sup> - 9,740 sq ft  
measured gross internally

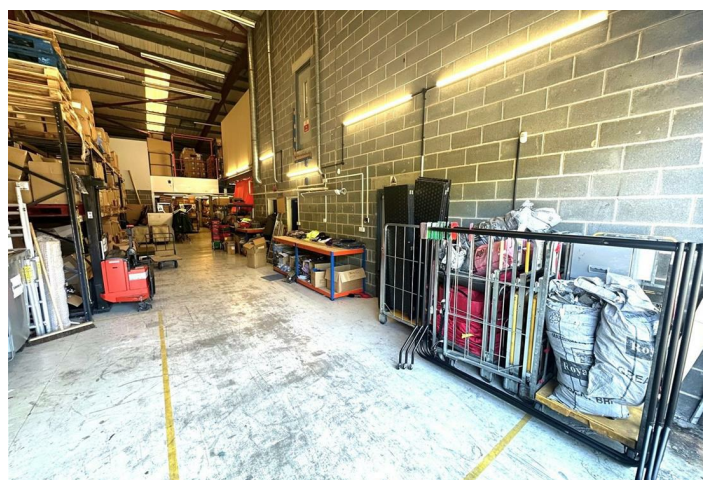
plus:-  
Private delivery yard & car parking for approx 10 vehicles

## TERMS

The unit is available by way of a new Full Repairing & Insuring Lease

£69,000 per annum

Each party will be responsible for their own legal costs.



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
4487-7836-3507-7876-9027  
Rating D81

This can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

## BUSINESS RATES

The offices are assessed by the Valuation Office Agency as follows:-  
£38,000 RV

Interested parties are advised to make their own inquiries in this respect.

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

**ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.**

Details prepared October 2024

