

**DOVE HAIGH
PHILLIPS**

**0113 245 0550
dhpproperty.co.uk**



FOR SALE

25,351 SQ FT (2,356 SQ M)

Workshop / Light Industrial / Trade Counter

Mercury Print & Packaging, Royds Lane, Leeds, LS12 6DU

Location

The premises is located fronting Royds Lane at its intersection with the ring road of the A6110 and Gelderd Road (A62) within 0.5 miles of the Beeston Interchange for the M621 and less than two miles south west of Leeds City Centre.

The property is located in a predominantly commercial area with occupiers nearby including Easy Bathrooms & Tiles, OPM (labels and packaging) Group, BMW, Porsche and Mini nearby.

Specification

The property comprises of a two storey brick and concrete framed offices and a light industrial building together with a single storey steel portal framed factory beneath a pitched roof. The property offers the following specification;

- Ground level roller shutter access doors
- 3 phase electric supply
- Solid concrete floor
- 500 kg goods lift
- Secure yard with steel palisade fencing
- Workshop Eaves of 4.3m and a light industrial eaves of 5.7m
- 2 storey offices / trade counter
- Heating throughout warehouse and offices



Accommodation

	Area (Sq Ft)	Area (sq M)
Offices	1,513	140.59
Workshop	8,368	777.38
Storage	6,923	643.20
Delivery Bay	1,491	139.54
Machine Shop	7,056	655.52
Total	25,351	2,356.23



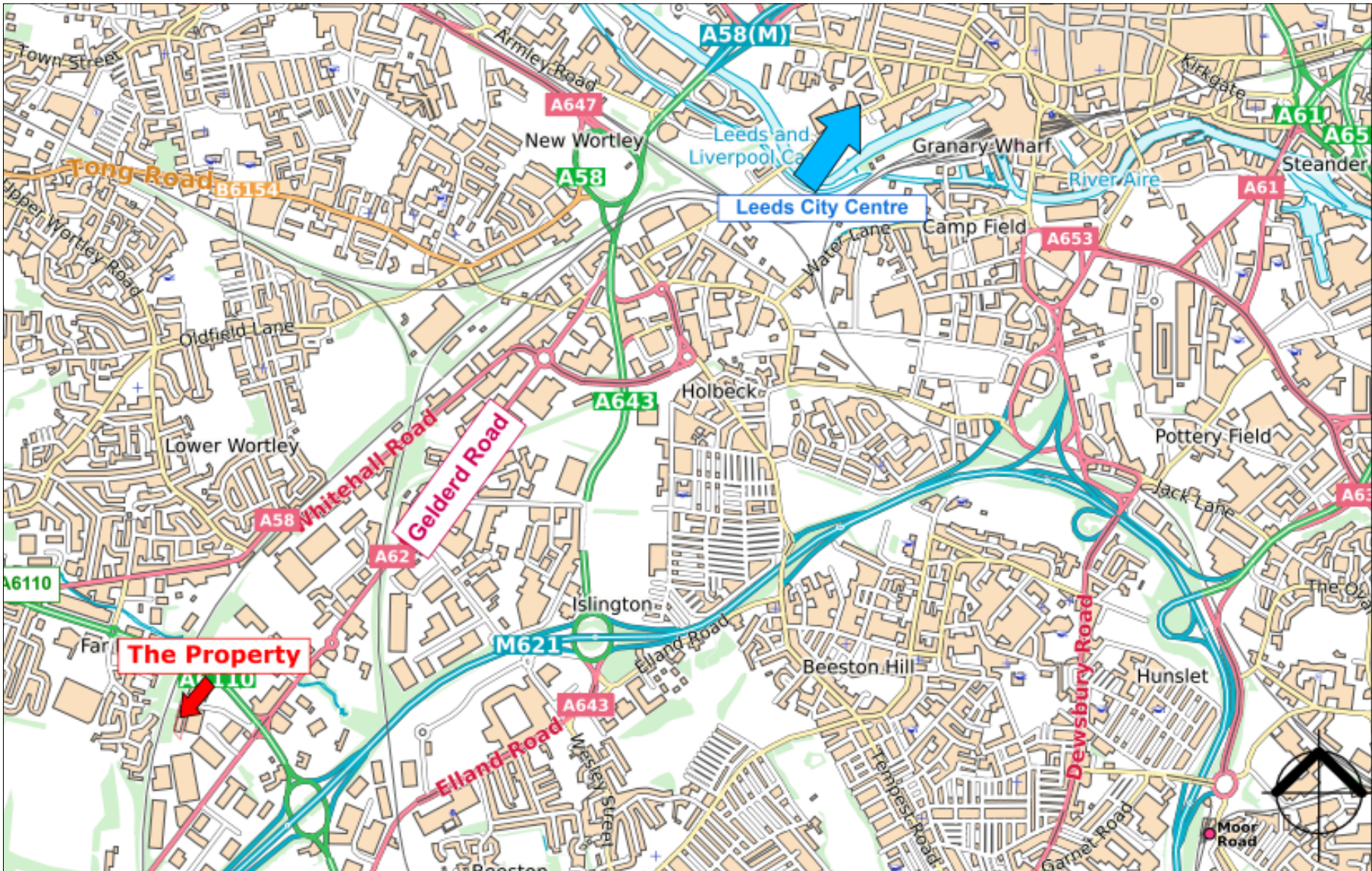
Site

The building occupies a mostly rectangular site with a frontage 30m to Royds Lane. The site includes;

- Total site area of 0.7 acres.
- Tarmac surfaced car parking area.
- Loading via a driveway to the rear of the property
- A brick built electricity substation is located to the front of the site.



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Quoting Price

Quoting price on application.

Business Rates

The properties current rateable value is £69,500. Interested parties are advised to make their own enquiries via Leeds City Council.

EPC

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

Viewing & Further Information

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Tenure

Title number: YWE19114 (Freehold)



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