

**UNITS 6,9 AND 10  
CLIMAX WORKS  
GARNET ROAD  
BEESTON  
LEEDS  
LS11 5JY**

**TO LET**

**VARIOUS INDUSTRIAL/WORKSHOP & STORAGE UNITS**



**AVAILABLE ON FLEXIBLE LEASE TERMS  
AT ECONOMIC RENTS**

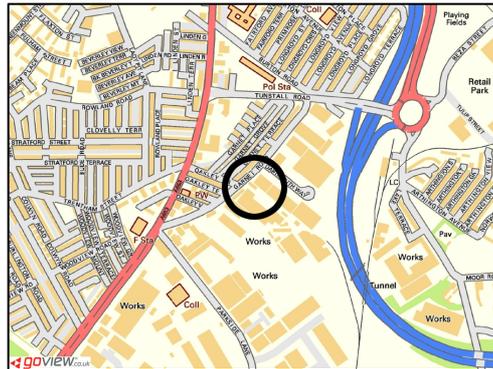
- EASY ACCESS TO JCT 5 OF M621
- OPEN PLAN WITH BASIC OFFICES
- ROLLER SHUTTER DOORS
- THREE PHASE ELECTRICITY
- SMALL EXTERNAL STORAGE AREAS



## LOCATION

Climax Works is situated on Garnet Road, between the A653 Dewsbury Road and junction 5 of the M621. Leeds city centre is about two miles to the north and is easily reached via the M621 or Dewsbury Road.

Climax Works offers a range of basic units suitable for small businesses needing light industrial space or for storage.



## DESCRIPTION

A former engineering complex, Climax Works has become a thriving industrial community, with a range of light industrial and larger workshop units.

The units offer open-plan industrial space behind a roller shutter door. They usually have blockwork walls and profile metal sheeting to the roof. They are served by basic offices and WCs. Unit 6 also benefits from a basic kitchenette.

Units 9 and 10 can be connected at the midpoint to form one larger unit.

## ACCOMMODATION

The properties comprise the following approximate floor areas:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 6	381.84	4,110
Unit 9	209.68	2,257
Unit 10	364.65	3,925



## RATING

Some of the units have been occupied with conjunction with others. Each unit will therefore be re-assessed for rates upon occupation.

## TERMS

The properties are available to let together or individually by way of new leases at the following quoting rents:

Unit 6 - £20,000 per annum

Unit 9 - £14,000 per annum

Unit 10 - £21,000 per annum

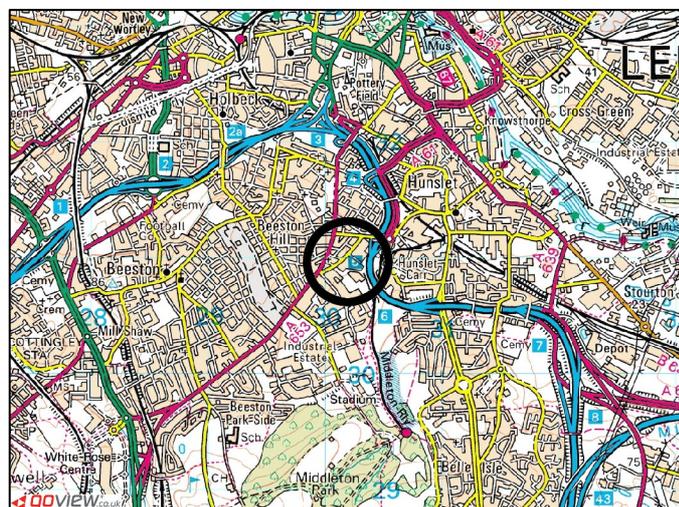
All rents are payable quarterly in advance and are subject to VAT. The Tenant will be responsible for business rates, utilities and other outgoings.

## VIEWING AND FURTHER INFORMATION

To arrange an inspection or discuss the property in more detail please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

## SUBJECT TO CONTRACT

Details Prepared June 2023





## **IMPORTANT NOTICE (Misrepresentation Act 1967)**

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.