

**UNIT 13B
CLIMAX WORKS
GARNET ROAD
LEEDS
LS11 5JY**

TO LET

**INDUSTRIAL / WORKSHOP UNIT
1,218 SQ FT (113.19 SQ M)**



- Full-height doors to the front
- Suitable for storage or various light industrial uses
- Available by way of a new lease on flexible terms
- Benefits from a small office and WC



LOCATION

Climax Works is situated on Garnet Road, between the A653 Dewsbury Road and the M621 junction 5. Leeds city centre is about 2 miles to the north and easily reached via the M621 or Dewsbury Road.

Sitting on the edge of the city centre and providing easy access to the M621, Climax Works offers substantial benefit to a variety of potential occupiers.

DESCRIPTION

Based on a former engineering complex, Climax Works is a thriving industrial community, with a range of light industrial and larger workshop units.

Unit 13B offers affordable space to a smaller occupier looking for potential storage or work space. There is a basic office and WC to the rear.

AVAILABILITY & TERMS

The following unit is offered To Let:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse/ Workshop	113.19	1,218

The unit is available straight away by way of a new lease at a quoting rent of £8,500 per annum.

All rents are payable quarterly in advance, subject to VAT and are exclusive of business rates & utility charges.

RATING

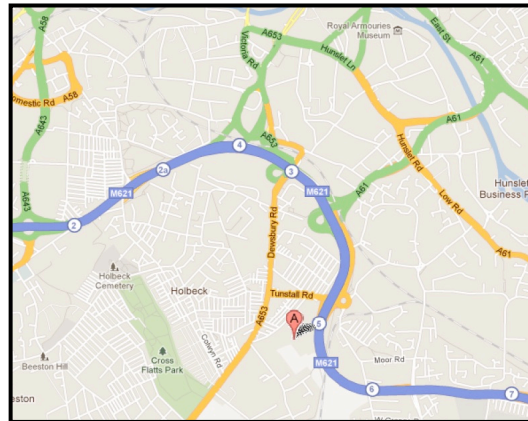
The unit will be re-assessed for rates upon occupation.

VIEWING AND FURTHER INFORMATION

To arrange an inspection, or discuss more detail of the property or availability 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 or letting agents of the property for themselves, the vendors or the landlords of the property described herein give notice that:-

1. Prospective purchasers or 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. Also prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor or landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. 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 or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
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 or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.