

**UNIT 24Ab, CLIMAX WORKS  
GARNET ROAD  
BEESTON  
LEEDS  
LS11 5JY**

**TO LET**

**INDUSTRIAL / WORKSHOP UNIT OF 2,336 SQ FT  
WITH OFFICE, KITCHENETTE AND WC**



- EXCELLENT ACCESS TO JCT 5 OF M621
- SUITABLE FOR INDUSTRIAL, WORKSHOP OR STORAGE USE
- ROLLER SHUTTER ACCESS
- SHORT / FLEXIBLE LEASE TERMS CONSIDERED



## LOCATION

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

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



## DESCRIPTION

Climax Works on Garnet Road is a thriving industrial community with a range of light industrial and larger workshop units.

Unit 24Ab offers open-plan industrial space. It sits behind a large roller shutter door, has brickwork walls and benefits from ample natural light.

The unit also benefits from an internal office, a basic kitchenette and WC.

## ACCOMMODATION

The property comprises the following approximate floor areas:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse/workshop	217.00	2,336

## RATING

The VOA website has the following assessment for rating purposes:

Description: Workshop and premises  
Local Authority: Leeds  
Rateable Value: £11,500



## TERMS

The property is available to let by way of a new lease at a quoting rent of £12,500 per annum.

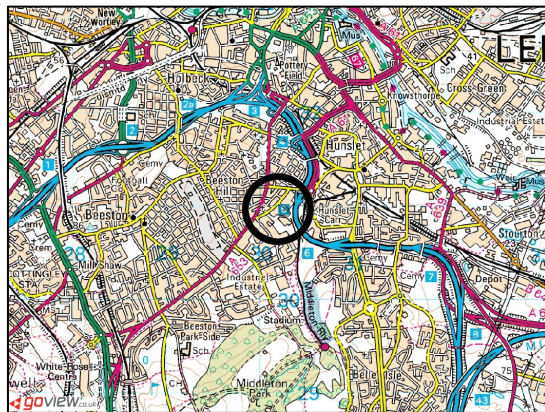
All rents are payable quarterly in advance and are subject to VAT. The Tenant will be responsible for business rates, utilities and other outgoings.

## 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 November 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.