



**UNIT 6C NEWMARKET LANE
CROSS GREEN INDUSTRIAL ESTATE
LEEDS
LS9 0SH**

**TO LET/
MAY SELL**

**COLD STORE/REFRIGERATED WAREHOUSE UNIT WITH
SECURE YARD**

**5,414 SQ FT (503M²) INCLUDING REFRIGERATION UNITS TALLING
1,735 SQ FT (161.2M²)**

Location

The property is situated within Cross Green Industrial Estate fronting Newmarket Lane close to its junction with Pontefract Lane, the main A63 arterial route linking Leeds city centre and J45 of the M1. The location itself is approximately 1 mile east of the city centre.

Description

The property comprises a mid-terraced unit presently used as a coal store/refrigerated warehouse set within a fenced and gated secure yard fronting Newmarket Lane. The unit benefits from 2-storey office accommodation and substantial fitted refrigeration equipment is present.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the accommodation provides the following approximate gross internal areas:

warehouse	2441 sq ft (226.7m ²)
cold store/fridges	1735 sq ft (161.2m ²)
offices	1238 sq ft (115m ²)
Total	5414 sq ft (503m²)

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively our client may consider a freehold sale. Details on price and rent are available upon application.

Business Rates

According to the Valuation Office Agency website, the premises has a current 2010 rateable value of **£20,250**. Interested parties are advised to direct further enquiries to the local authority.

Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 or Jaskaran Deu on 0113 2395778, or alternatively our joint agents, DTZ (Paul Mack), 0113 2338880.

SUBJECT TO CONTRACT

Details prepared August 2012

SPD/LPJ

MISREPRESENTATION ACT 1967. Messrs Adair Paxton LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) 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; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton LLP has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTORS 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.



Energy Performance Certificate

Non-Domestic Building



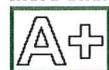
Unit 6c
New Market Lane
LEEDS
LS9 0SH

Certificate Reference Number:
0790-0832-3709-0923-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **75**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	499
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	53.99

Benchmarks

Buildings similar to this one could have rating as follows:

27

If newly built

71

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	900778930000
Assessor Name:	Mark Beswick
Assessor Number:	NHER005105
Accreditation Scheme:	National Energy Services
Employer/Trading Name:	Chevin Energy Assessors Ltd
Employer/Trading Address:	27, Queens Terrace, Otley, West Yorkshire LS21 3JE
Issue Date:	2012-07-24
Valid Until:	2022-07-23
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0230-9977-0402-3790-8000

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.