



**TOWNEND WORKS  
148 LOWTOWN  
PUDSEY  
LS28 9AY**

**TO LET**

**SHOWROOM/WORKSHOP WITH PARKING**

**2787 SQ FT (259M<sup>2</sup>)**

## LOCATION

The property is located fronting Lowtown, close to the centre of Pudsey, which is itself a busy suburb of Leeds, located approximately equidistant between Leeds and Bradford.

## DESCRIPTION

The property comprises a single-storey workshop and showroom premises constructed of steel portal frame with stone outer walls and a high proportion of fenestration to the showroom section. There is a roller shutter providing loading access and the property benefits from an average eaves height of approximately 3.5m. The space is predominantly open-plan with a separate office and WC. The property benefits from 3-phase electricity supply and gas-fired warm air blower to the main workshop space.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the unit provides the following approximate gross internal areas:

workshop/showroom	2669 sq ft (248m <sup>2</sup> )
office	118 sq ft (11m <sup>2</sup> )
<b>total</b>	<b>2787 sq ft (259m<sup>2</sup>)</b>

## TERMS

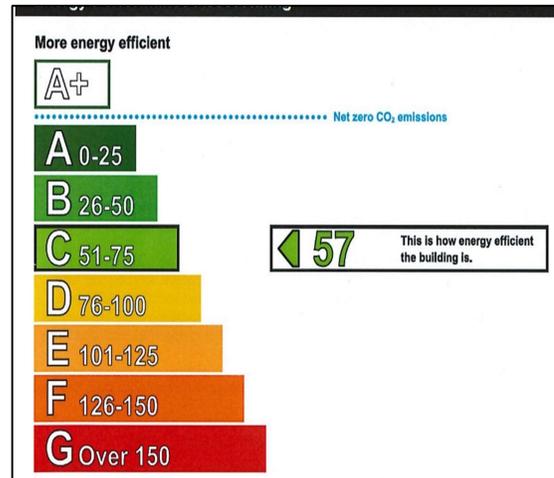
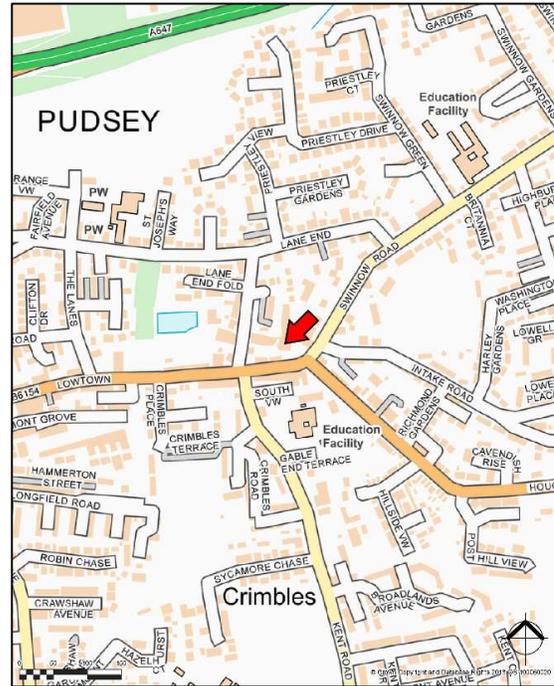
The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£30,000 p.a.** It is understood that VAT is not applicable on this property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£15,500**. 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 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).



## SUBJECT TO CONTRACT

Details amended September 2021

SPD/LPJ

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd 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 Ltd 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.

MISDESCRIPTIONS 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.