



**UNIT 1 SCOTCH PARK TRADING ESTATE  
FORGE LANE  
LEEDS  
LS12 2PY**

**FOR  
SALE**

**SUBSTANTIAL INDUSTRIAL UNIT**

**TOTAL AREA: 14,617 SQ FT (1,358.5 SQ M)**

**LOCATION**

The property is located on Forge Lane off Viaduct which comprises a number of industrial units. The unit is located between Kirkstall Road and Armley Road which provides access to the M621. The property is within 2 miles of motorway access.

**DESCRIPTION**

Externally, the property consists of 50% blockwork and 50% cladding and benefits from an electric roller shutter. Internally, the unit is open plan and benefits from LED lighting, 3 phase electricity and office space at ground and a first-floor level. The offices are located in the front right of the unit.

**ACCOMMODATION**

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2<sup>nd</sup> Edition, January 2018, the unit provides an approximate area of 14,617 sq ft (1,358.5 sq m).

**TERMS**

The property is offered for sale on a freehold basis, with full vacant possession at a guide price of **£695,000**. It is understood that VAT is not applicable.

**BUSINESS RATES**

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£38,250**. Interested parties are advised to direct further enquiries to the local authority.

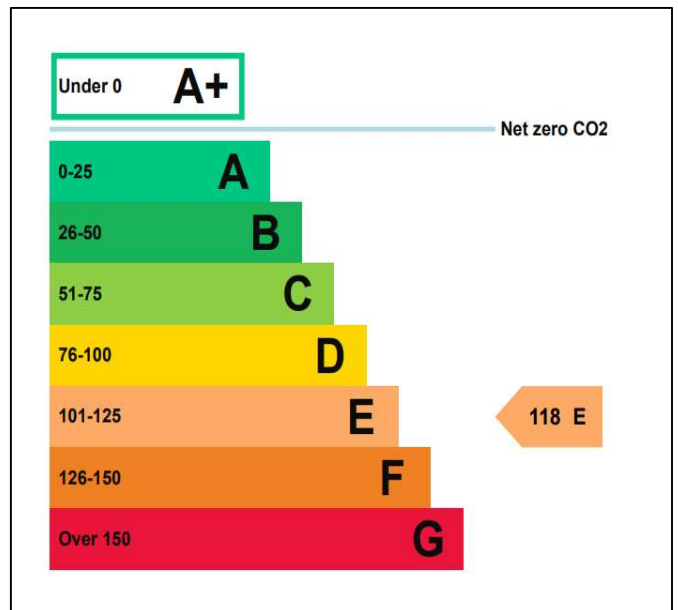
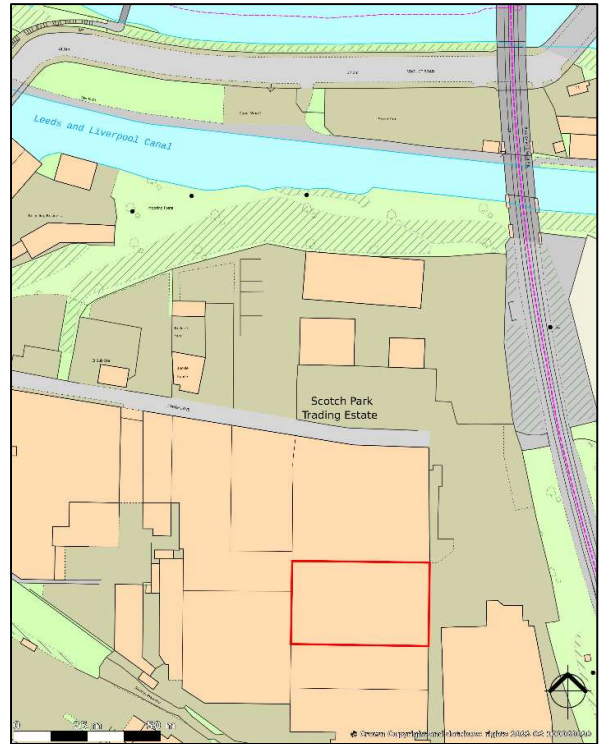
**VIEWING/FURTHER INFORMATION**

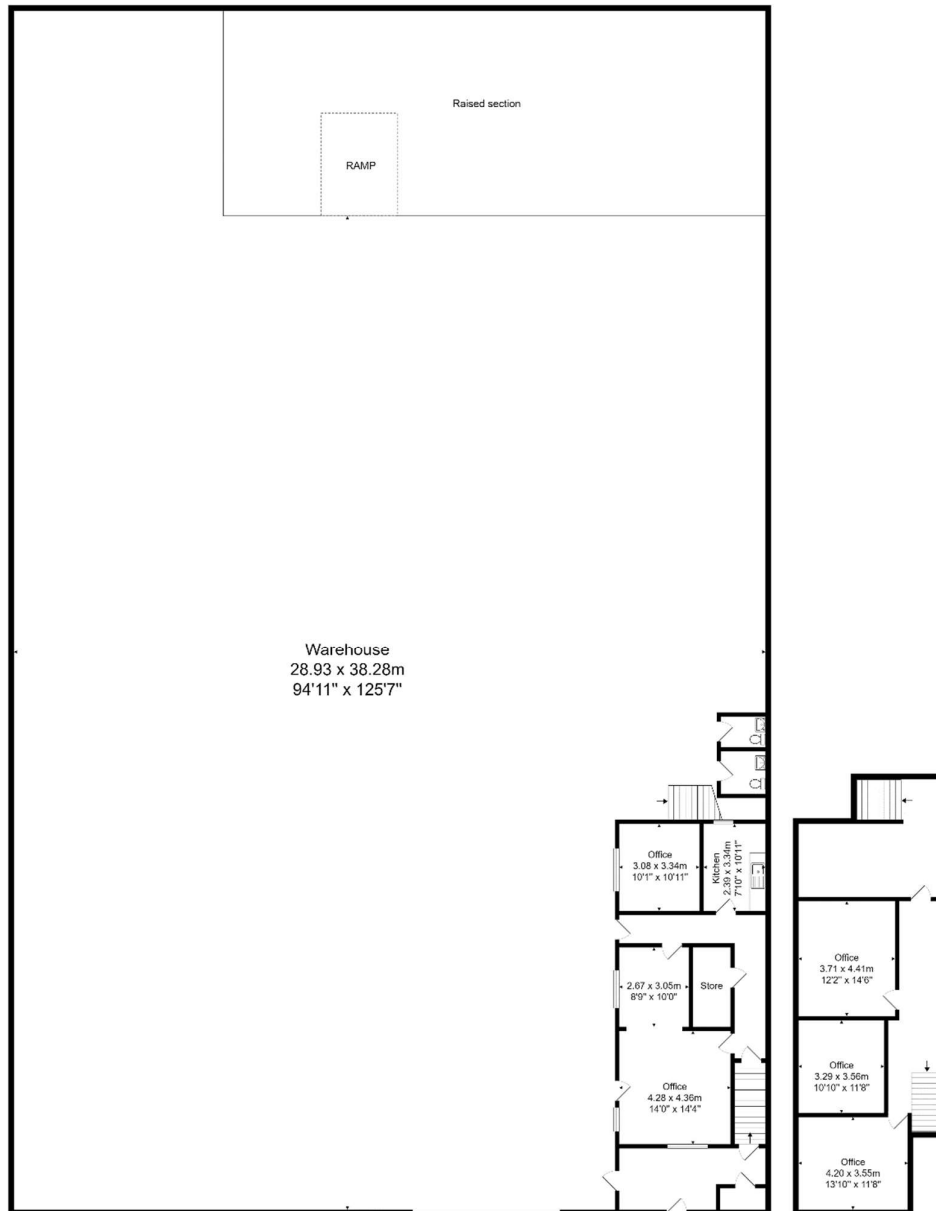
For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)) or Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)).

**SUBJECT TO CONTRACT**

Details prepared October 2023

SPD/LPJ





All measurements are approximate and for display purposes only.  
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MISDESCRIPTONS 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.