



**UNIT 4 MARCON HOUSE  
WYTHOR LANE INDUSTRIAL ESTATE  
LEEDS  
LS5 3AP**

**FOR  
SALE**

**INDUSTRIAL UNIT WITH OFFICE SPACE  
TOTAL AREA: 1,471 SQ FT (136.7 SQ M)**

First Floor, Jason House, Kerry Hill, Horstorth, Leeds, LS18 4JR  
Tel: 0113 2395770 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

**LOCATION**

The property is located within the Wyther Lane Industrial Estate, which is situated off Wyther Lane, close to its junctions of Broad Lane. The property has easy access to Stanningley Road, Kirkstall Road (providing easy access to the M621) and to northwest Leeds via the Leeds outer ring road.

**DESCRIPTION**

The property comprises a brick built industrial unit at ground floor level with the first-floor space comprising office space. The property is predominantly open plan throughout and benefits from loading doors and WC facilities.

**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:

Ground Floor	735 sq ft (68.3 sq m)
First Floor	736 sq ft (68.4 sq m)
<b>Total Area</b>	<b>1,471 sq ft (136.7 sq m)</b>

**TERMS**

The property is available at a guide price of **£120,000**. 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 **£9,800**. Interested parties are advised to direct further enquiries to the local authority.

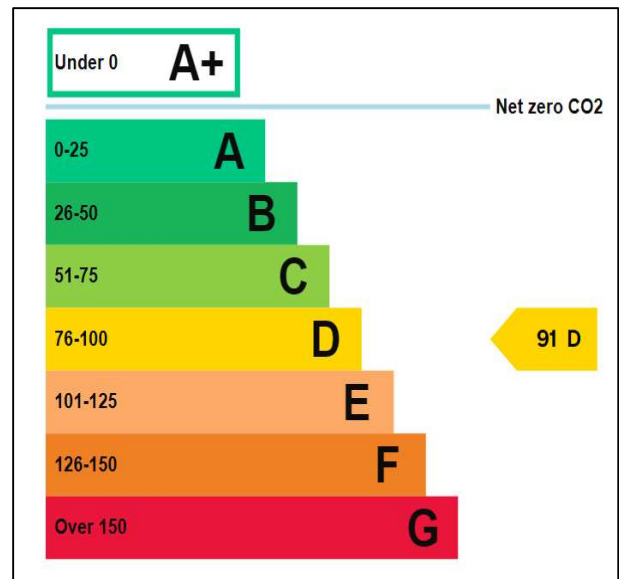
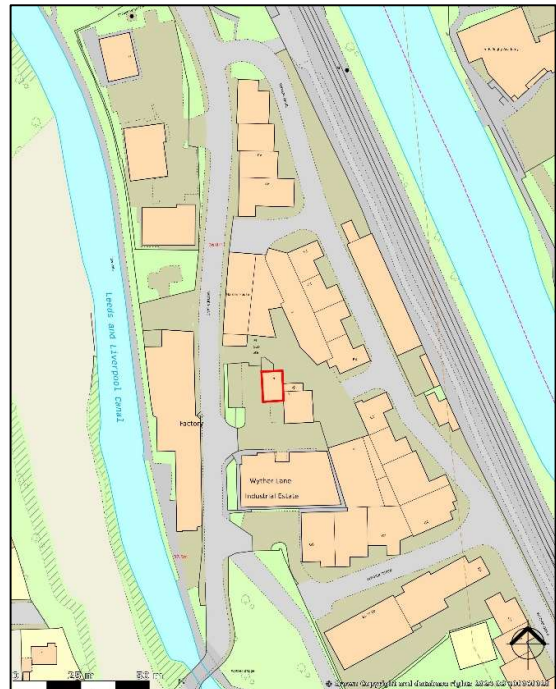
**VIEWING/FURTHER INFORMATION**

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 January 2024

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.