# Adair Paxton

### RARE **INDUSTRIAL OPPORTUNITY** 33,325 SQ FT (3,096 SQM)

...................

- Potential 2.21 acre site
- 5.1m eaves height
- 8m ridge height
- Great Road links
- Close Proximity to Leeds City Centre
- Substantial Yard
- Roller shutter access



commercial@adairpaxton.co.uk 0113 239 5770 (Ext 2)



#### Unit A, The Full Roundhouse Wellington Road, Leeds LS12 1AH

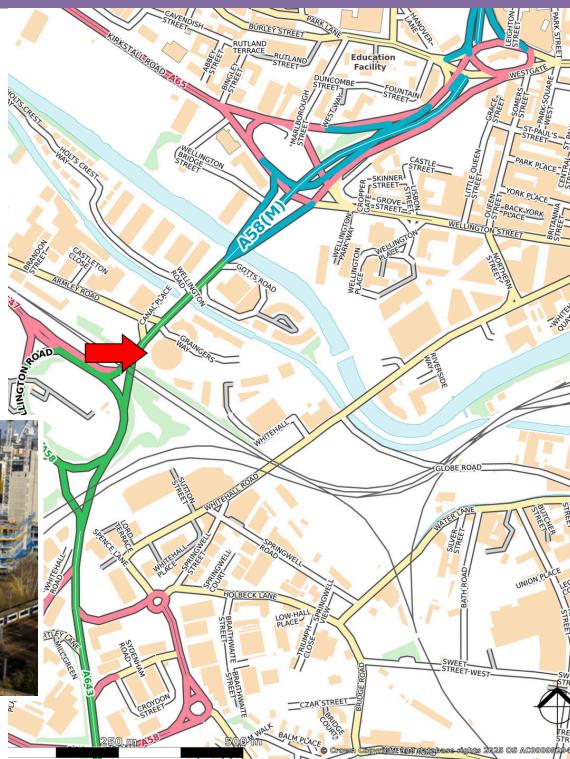
£200,000 per annum

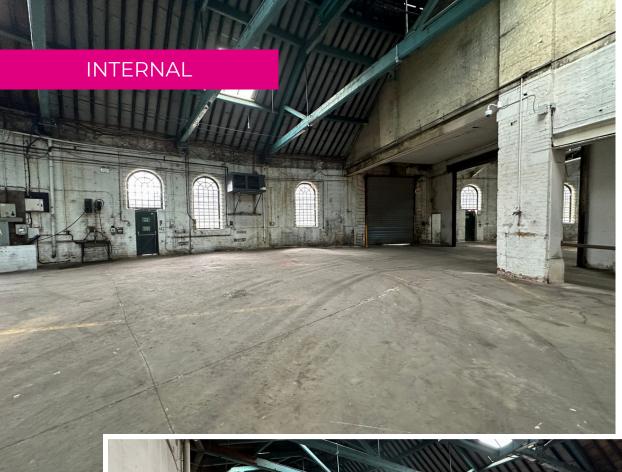
# LOCATION

The Roundhouse Business Park is situated fronting the A58 (M) inner ring road, which in turn provides access to Junction 2 of the M621 and the regions motorway network beyond. The property is located approximately 1.9 miles north east of Leeds City Centre with Wakefield circa 11.3 miles south, Bradford circa 9.9 miles west and Sheffield circa 36 miles south.

The surrounding area is mixed-use in nature and predominantly comprises residential and commercial uses. Nearby occupiers include: Harley Davidson, Royal Mail, Duftons Plumbers Merchant, Chubb Fire & Security and Luxury Flooring and Furnishings, to name but a few.









# DESCRIPTION

The property is a Grade II Listed detached industrial unit which sits on a 2.21 acre (0.894 hectare) site.

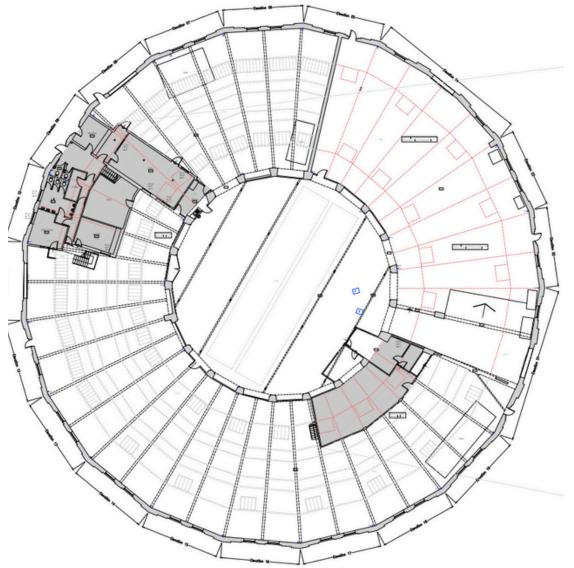
The building extends to 33,325 sq ft and is of timber framed construction with brick elevations surmounted beneath a pitched roof. The property benefits from a secure yard area to the rear with electric gates to the entrance. Internally, the warehouse forms one large open space with integrated ancillary office accommodation serviced with roller shutter doors and a number of vehicle repairing pits.

The internal elevations are painted brickwork, flooring is solid concrete finished and lighting is provided by way of both fluorescent lighting hung off chains and translucent light panels. There is an additional storage yard available, which totals 1.148 acres (0.465 hectares), and is located beyond the secure yard area.

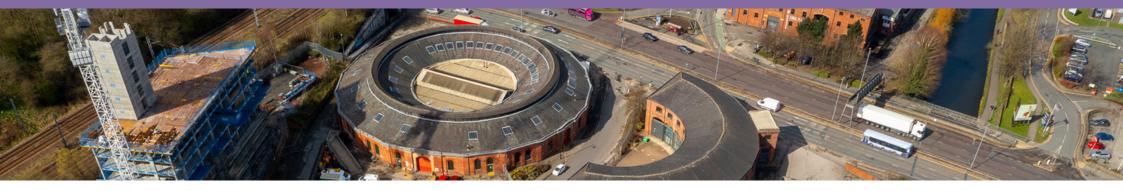


# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of 33,325 sq ft (3,096 sq m).







#### EPC

The EPC is to be assessed for the subject property.

#### TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £200,000 + VAT per annum. The additional land is available at £50,000 + VAT per annum.

#### VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

#### **RATEABLE VALUE**

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £74,500.

#### **LEGAL COSTS**

Each party to the transaction will be responsible for their own legal expenses incurred.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. Youshould not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not men that any necessary planning, building regulations or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer). Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is September 2024.

# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:





Will Tomlin will.tomlin@adairpaxton.co.uk 0113 239 5776

Alfie Stevens-Neale alfie@adairpaxton.co.uk 0113 239 5778

For all other commerical enquiries: commercial@adairpaxton.co.uk www.adairpaxton.co.uk 0113 239 5770

