

Leeds

Land and Buildings to the north-east of Springwell Road Holbeck West Yorkshire LS12 1AW

- **Freehold Industrial Investment and Vacant Offices**
- Industrial let on a tenancy at will
- Planning consent to provide six storey office building
- Total Current Rents Reserved
£25,000 pa plus Vacant Offices



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Leeds is the principal commercial, financial and administrative centre for the North of England and serves a population of some 680,000. The city enjoys excellent communications being at the junction of the M1 and M62 motorways, having regular rail services (London King's Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

The property is situated in the Holbeck area, under 1 mile south-west of the city centre. Holbeck Urban Village (www.holbeckurbanvillage.co.uk) is located to the west and comprises a mix of office, light industrial and residential accommodation.

The property occupies a prominent location on the north side of Springwell Road at the junction with Springwell Street and Whitehall Road. Junction 2 of the M621 is 1 mile to the south whilst the A58 is some 0.2 miles to the north-west. Occupiers close by include the NHS, Leeds City Council, Unison, Honda and Hertz.

Description

The property comprises a detached industrial building let on a tenancy at will, together with a vacant two storey office building. The industrial unit has the benefit of 3 roller shutter doors (3.35m) and an eaves height of 3.45m and is presently used as a car park for approximately 46 vehicles. Externally there is parking for approximately 62 vehicles. In total this site comprises some 0.39 hectares (0.95 acres).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Planning

The property has the benefit of planning permission for a detached six storey office block with 73 car parking spaces. Planning permission was approved on 6th November 2009 to extend the planning permission expiry date to 5th February 2015. Purchasers are deemed to have made their own enquiries as to the present use of the industrial unit as a car park.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Industrial	A R Burton Joinery	Ground Floor Joinery Workshop 563.00 sq m (6,060 sq ft) Ground Floor Warehouse 1,102.25 sq m (11,865 sq ft) Total 1,665.25 sq m (17,925 sq ft)	Tenancy at will	£25,000 p.a.	
Office	Vacant (1)	Ground and First Floor 796.00 sq m (8,568 sq ft)			
(1) Not inspected by Allsop				Total £25,000 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms M Williams, Berwin Leighton Paisner LLP. Tel: 020 3400 4530 Fax: 020 3400 1111 e-mail: martha.williams@blplaw.com