

Leeds
Unit 1-5 Manor Court
Manor Road
Holbeck
West Yorkshire
LS11 9AH

- **Leasehold Industrial Investment**
- Comprising 5 light industrial units located in a mixed regeneration area totalling 560.75 sq m (6,035 sq ft)
- Asset Management opportunity
- Rent Reviews from 2016
- Total Current Gross Rents Reserved **£44,400 pa**
Plus One Vacant Unit

On the instructions of J Gershinson FRICS and L Brooks of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure

Leasehold. Held for a term of 125 years from 17th April 1988 (thus having approximately 99 years unexpired) at an annual ground rent of a peppercorn.

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 lies within Holbeck which is a district in Leeds on the southern edge. The property is situated on the south side of Manor Road at its junction with Marshall Street in a traditionally commercial area which has seen recent residential development and forms part of the mixed use regeneration area known as "Holbeck Urban Village".

Close by is Leodis Court, a purpose built development that includes occupiers Task Master, Whiteleys Sign Express, Torch Telecom and Logitech UK. Also close by are Enact Lawyers and St. Vincent's Charity.

Description

The property comprises a terrace of 5 industrial units and is arranged on ground and part mezzanine floors. Units 3-5 interconnect and all units have an eaves height of 5.3m (max). The property benefits from parking and a loading area fronting Manor Road.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Copies will be made available on the website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Vacant (1)	Ground Floor	65.25 sq m	(702 sq ft)			
2	Wendy Davey	Ground Floor	67.75 sq m	(729 sq ft)	6 years from 24.06.2013 Rent review every 3rd year FR & I	£8,200 p.a.	Rent Review 2016
		Mezzanine	26.85 sq m	(289 sq ft)			
		Sub Total	94.60 sq m	(1,018 sq ft)			
3-5	Richard Stewart	Ground Floor	304.70 sq m	(3,280 sq ft)	6 years from 25.06.2013 Rent review every 3rd year FR & I	£36,200 p.a.	Rent Review 2016
		Mezzanine	96.20 sq m	(1,035 sq ft)			
		Sub Total	400.90 sq m	(4,315 sq ft)			
		Total	560.75 sq m	(6,035 sq ft)		Total £44,400 p.a.	

(1) The property is on the market via DTZ (Industrial Leeds). 0113 233 7300.

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