



TO LET

**INDUSTRIAL/TRADE
COUNTER PREMISES**

Approx. 5,116 Sq ft

(475.3 Sq m)

- Fantastic Location
- Approx. 1 Mile from M621
- Leeds City Centre within close proximity
- Roller Shutter Access
- Allocated Car Parking
- Characterful Property

The Tank Room
Roundhouse Business Park
Leeds
LS12 1DR

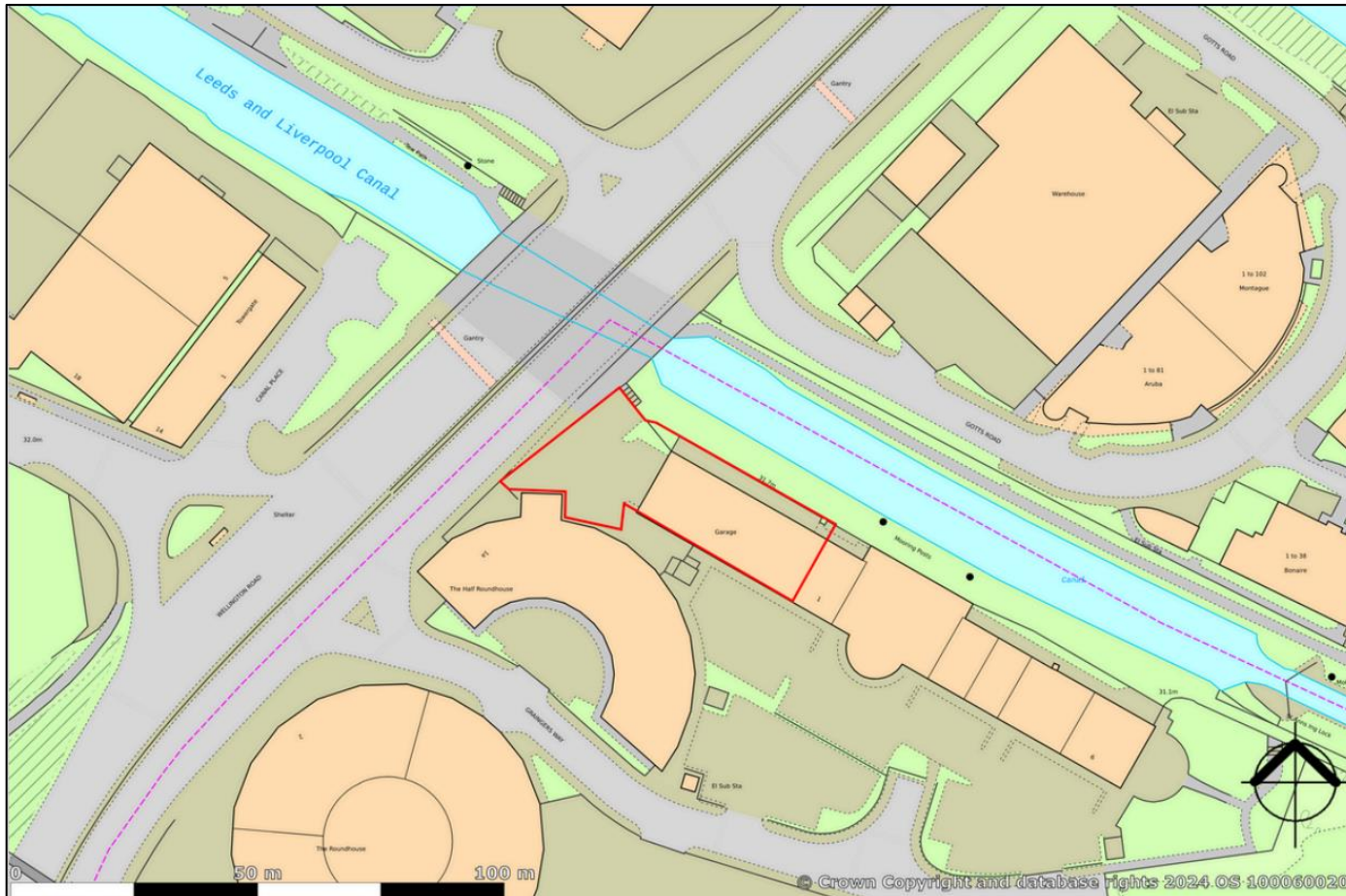
Rental:
£50,000 per annum

Location

Roundhouse Business Park is situated fronting the A58 (M) Inner Ring Road, which provides access to Junction 2 M621 and the region's further motorway network. The subject property is excellently located with Leeds City Centre being within very close proximity to the East and the West end, and Holbeck being easily accessible on foot via the canal Towpath.

Description

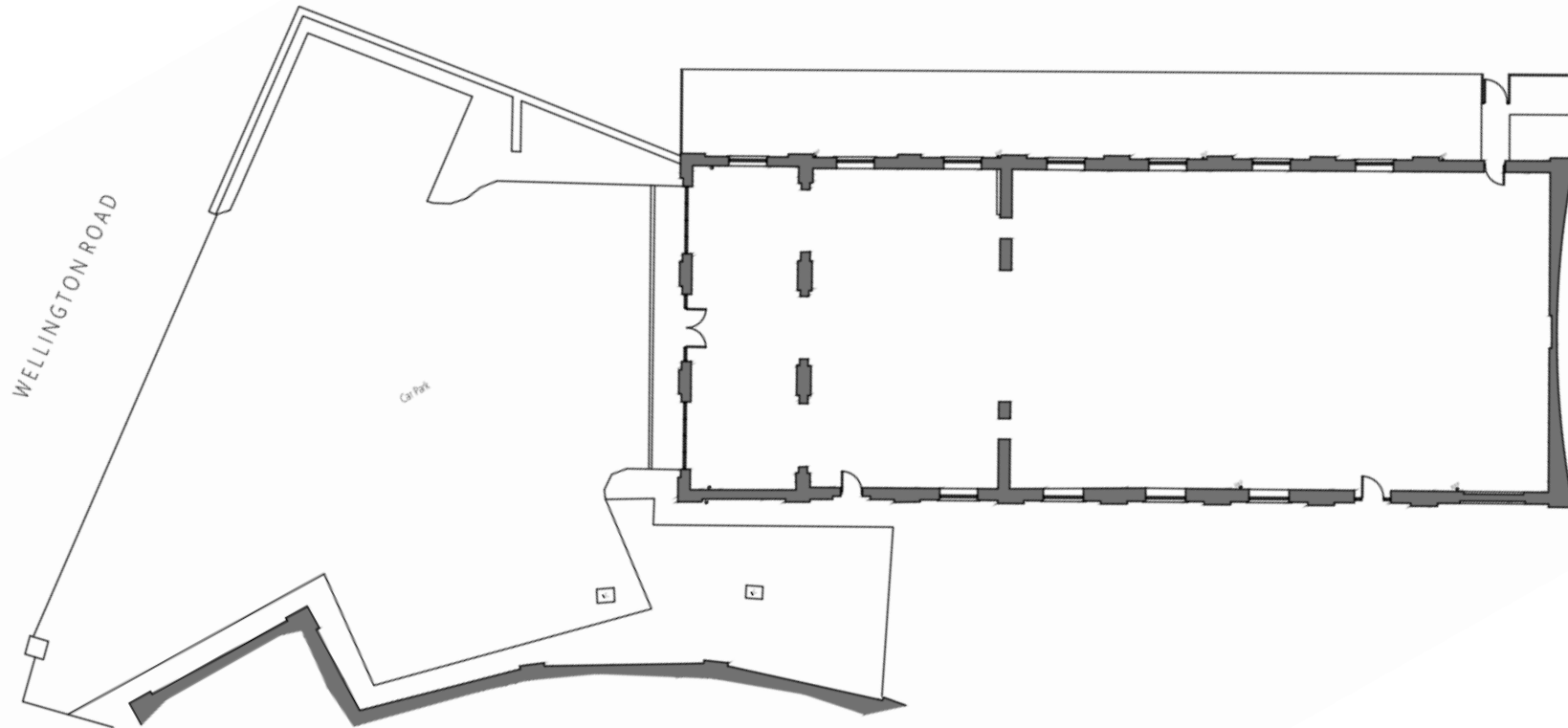
The unit includes a large self-contained yard to the front, providing 11 car parking spaces. Internally, the building includes separately housed kitchen and office space, as well as WC facilities. Access is available through three large roller shutters, with separate access via aside door. The building is a brickwork structure, with exposed timber beams supporting fluorescent tube lighting, with an eaves height of 4.7m.



Boundaries for illustrative purposes only and not to be relied upon

Accommodation

Measured in accordance with the RICS Property Measurement (Incorporating Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate gross internal area of 5,116 sq ft (475.3 sq m).



Internal Images



EPC

The property benefits from an EPC rating of D – 95.

Legal Costs

Each Party to be responsible for their own legal costs incurred in any transaction.

VAT

It is understood that VAT is applicable.

Terms

The property is available by way of a full repairing and insuring lease for a period of years to be agreed, for a quoting rent of £50,000 per annum.

Business Rates

The current rateable value for the property is £51,000 within the 2023 Rating List.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the offeree prior to instructing solicitors.

Misrepresentation Act:

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details prepared: August 2024

For more information, please contact:

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All Enquiries:

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