

## WAREHOUSE/FORMER LABATORY SPACE

11,843 SQ FT (1,100.2 SQ  
M)

- Office Facilities
- Car Parking
- EV Charging
- Electric Shutters
- Yard area
- Secure/gated property



**FOR SALE**

118 Lupton Avenue  
Harehills, Leeds  
LS9 6ED

Guide Price  
£695,000



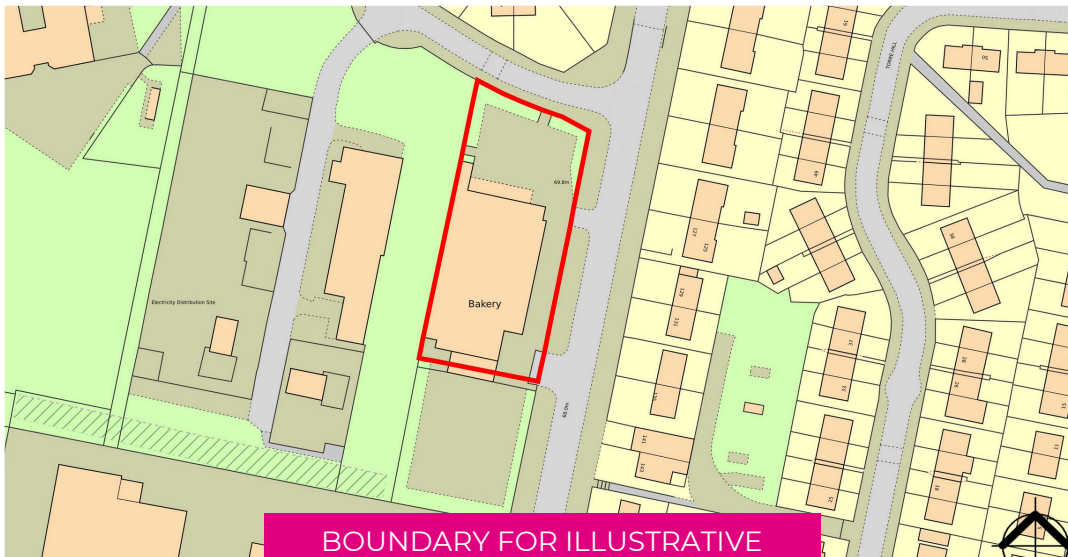
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# LOCATION

The property is located prominently on Lupton Avenue which is accessed via York Road (A64). The property is located within a mixture of residential properties and further industrial properties.

Nearby to the subject property are large occupiers such as Lookers Ford, B&M and Iceland. The property itself is within 3 miles of Leeds City Centre.



**BOUNDARY FOR ILLUSTRATIVE PURPOSES**



CAR PARK/YARD



## DESCRIPTION

The property comprises a detached, brick-built industrial unit constructed via a steel portal frame under a steel pitched roof. To the front of the property, there are two-stories, both floors house the office element of the property and is covered by a flat roof. The remainder of the property is currently split up into different rooms and has previously been used as a laboratory.

The property itself benefits from gas central heating, EV charging, an intercom facility, a secure, gated car park/yard, electric roller shutters, heating and cooling system and approx. 15 car parking spaces. All of which will be highly beneficial to any purchaser or tenant.



EXTERNAL IMAGE

# 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 11,843 sq ft (1,100.2 sq m)

AWAITING FLOORPLAN





## EPC

The property currently benefits from an EPC rating of C-70.

## VAT

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

## LEGAL COSTS

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

## TERMS

The property is offered for sale on a freehold basis, at a guide price of £695,000.

## RATEABLE VALUE

The current rateable value for the property is £61,000 within the 2023 Rating list.

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



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