

WHARFEDALE PROPERTY CO.

TO LET

Workshop and Offices

**Unit 3, Stourton Business Park,
Wakefield Road, Leeds. LS10 1DS.**



6,239 sq ft

- Workshop with gated loading area
- Offices with private parking
- Close proximity to Motorway network

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: info@wharfedaleproperty.co.uk

Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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LOCATION

The premises front Wakefield Road (A61) on the perimeter of Stourton Business Park, offering independent and separate access off the main road within 0.25 miles of Junction 7 of the M621 motorway two miles to the west of Leeds city centre.

DESCRIPTION

Unit 3 comprises a workshop accessed via two roller shutter doors. Offices with storage rooms, a kitchen and toilets front Wakefield Road. The property also benefits from private parking.

ACCOMMODATION

The following floor area is provided: **6,239 sq ft**

TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£25,000 + VAT per annum

BUILDING INSURANCE

The premium for the whole of 2019 is £725.

BUSINESS RATES

The business rates are paid direct to the charging authority. We are verbally advised that the premises are assessed for rating purposes at RV: £28,000. The current Uniform Business rate for 2019//2020 is 49.3 p.

SERVICE CHARGE

The Tenant is to pay a fair and reasonable contribution to the cost of maintenance of the common parts and security including the automated gates.

LEGAL COSTS

The ingoing tenant is to be responsible for the reasonable legal costs of both parties incurred in this transaction.

VIEWING ARRANGEMENTS

Mark Connors	Wharfedale	01924 476496
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Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection.

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