

TO LET Wharfedale Property

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

Prominent Detached Industrial / Warehouse Unit with Two Storey Offices



6,791ft² (630.91 m²)

Rent: On Application

- High profile detached industrial / trade / warehouse with dedicated yard & parking
- Established trading location with significant frontage to Wakefield Road (A639)
- Less than 300m from Junction 7 of the M621 (Stourton Interchange)
- Superb access to Leeds City Centre and M1, M621 and M62 motorway networks
- EPC Rating – E (106) to be reassessed following minor refurbishment works

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Stourton Business Park is situated in an established and popular industrial location and is strategically located a stones throw from Junctions, 4, 5, & 7 of the M621 and just over 1 ½ miles from both Leeds City Centre and Junction 44 of the M1.

This detached property is accessed directly off Wakefield Road (A639), and also benefits from a secondary rear access from Queen Street, leading into the dedicated yard area accessed through a gated, barriered and managed Industrial Estate.

Description

Unit 3 has the potential to suit a variety of uses (subject to planning) including trade counter, general industrial, storage and distribution or quasi storage uses.

The property comprises an industrial / warehouse building including interlinked two storey offices to the front (fronting Wakefield Road). Internally, the warehouse comprises a concrete portal framed building in two bays, with kitchen / canteen and ground floor toilet facilities. To the first floor sits the open planned office accommodation and segregated Managerial office / board room.

The premises also benefit from a front forecourt / car parking area and rear yard / loading provisions via two electrically operated, insulated roller doors.

Services

Three phase electricity, water and drainage are connected to the property.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Service Charge & Buildings Insurance

Figures can be provided upon request.

Business Rates

Unit 3 - Workshop & Premises: £32,500 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Terms

Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable

Accommodation

Measured on a Gross Internal Floor Area basis, the Premises extends to 6,791 ft² (630.91 m²) and comprises:

Description	ft ²	m ²
Warehouse / Workshop	5,431	504.56
Ground Floor Offices / Kitchen / WC's	693	64.38
First Floor Offices	667	61.97

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: 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 landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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