

**OLD
MILL**
BUSINESS PARK

New Design & Build Opportunities

5,500 SQ FT TO 26,000 SQ FT

Gibraltar Island Road, Leeds LS10 1RJ



This unique design and build opportunity is situated on the well-established and thriving Old Mill Business Park.

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The surrounding area is well established covering a mixture of established commercial uses including industrial/warehousing, trade counters, offices and car showrooms.






Unrivalled accessibility to local and national networks.


A unique business location to rival the best.

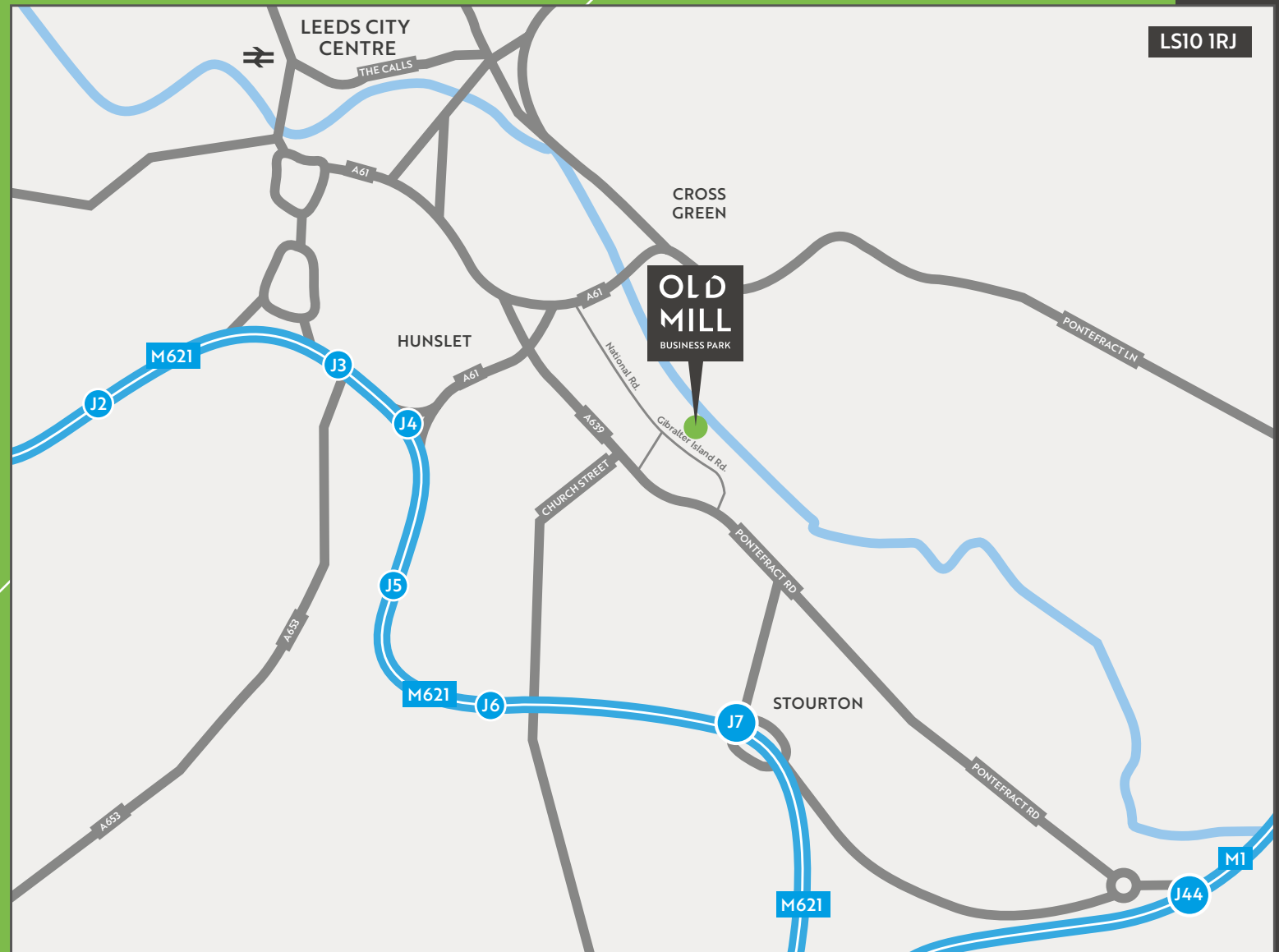
LOCATION

Old Mill Business Park lies approximately 1 mile to the south-east of Leeds City Centre and is easily accessible from Junction 7 of the M621 and Junction 44 of the M1 via the A639 (Pontefract Road).

 J44 M1 1.5 miles
J7 M621 0.5 miles

 Leeds Railway Station
1.6 miles

 Leeds Bradford Airport
8 miles





A vibrant and accessible business location in great company.



Exciting design & build opportunity to suit trade counters, offices and industrial/warehousing.

SUMMARY

Old Mill Business Park is a unique opportunity for new business premises within an established business environment. Bayford & Co (Developments) Limited have a full and active design and technical team in place to work with occupiers to provide design & build property solutions that will match individual's needs.

The opportunity benefits from a planning allocation for employment uses, prepared for the submission of full planning consent when required.

DESCRIPTION

A variety of employment uses can be delivered on the site including industrial/warehousing, trade counter and offices. Old Mill Business Park is a proven location for regional and national companies seeking well located, flexible space. Typical light industrial trade units will have the following high specification;

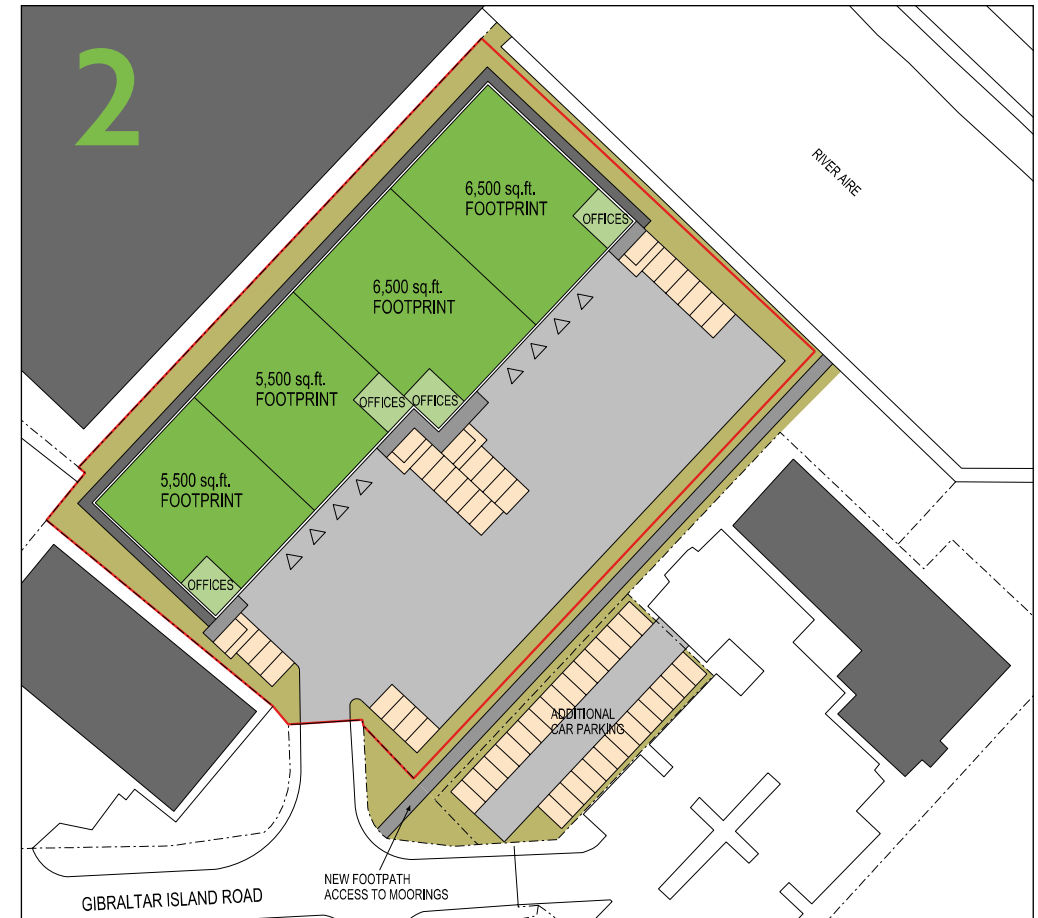
- Clear working height of 6m plus
- 10% internal office content
- Generous yard areas
- Modern steel portal frame construction
- Full height insulated section overhead doors
- Fenced and gated secure concrete yard

Alternatively, bespoke units can be provided to suit occupiers' needs.

Proposed Scheme Option 1



Proposed Scheme Option 2



TERMS / LEASE

Available leasehold by way of a new full repairing and insuring lease on a pre-let basis, subject to planning.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The EPC for this property will be commissioned once construction of the property has completed.

SERVICES

All mains services including water, drainage, gas and three phase power will be connected to the property.

OLD MILL

BUSINESS PARK

MISREPRESENTATION ACT: Dove Haigh Phillips for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Dove Haigh Phillips has any authority to make any representation of warranty whatsoever in relation to this property.
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BAYFORD & CO (DEVELOPMENTS) LIMITED

Bayford & Co (Developments) Limited is a privately owned investment and development company comprising of residential, leisure, office, industrial, and development sites available for development and to let.

www.bayford.co.uk

FURTHER INFORMATION

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