



## Riva House

Limewood Approach, Leeds, LS14 1NG

**For sale/ to let - Modern  
Detached Industrial /  
Warehouse Unit - Recently  
Refurbished**

**53,256 sq ft**  
(4,947.64 sq m)

- 2<sup>nd</sup> storey modernised office & showroom
- Twin bay warehouse/factory
- Ample first floor storage
- Eaves height 6.57 m + 2 loading doors
- Secure compound + car parking
- Large yard + turning area 360 access

# Riva House, Limewood Approach, Leeds, LS14 1NG

## Summary

Available Size	53,256 sq ft
Rent	£4.95 per sq ft
Price	£3,250,000
Rates Payable	£1.23 per sq ft
Rateable Value	£128,000
Service Charge	N/A
EPC Rating	Upon Enquiry

## Description

Recently refurbished and modernised, the property is of steel frame construction with brick and metal clad elevations. Includes a 2-storey modernised office & showroom. Includes reception area, entrance foyer and amenities.

The warehouse/factory area is in 2 bays, has been re-roofed and has ample storage. Clear working height of 6.57m + large yard.

Ground floor reception area, entrance foyer, large office and several smaller private offices & amenities. 1st floor: showroom + design area, 2 offices and a storage area. Industrial area: clear working height of 6.57m + 2 loading doors.

In a secure compound, the unit has car parking + large yard & turning areas with dual access.

## Location

Riva House is on the Limewood Park Industrial Estate, to the north east of Leeds City Centre adjacent to the outer Ring Road, benefitting from excellent access to the major arterial routes to and from the City.

The property is less than 2 miles from junction 46 of the M1 motorway & also within easy reach of junction 45 of the M1.

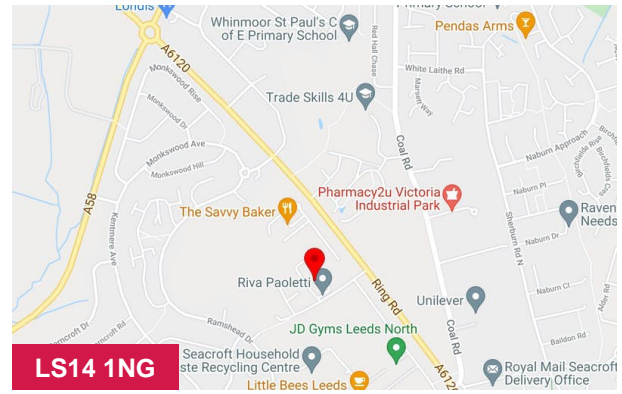
## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Workshop Area	38,404	3,567.85	Available
Ground - Offices	3,681	341.98	Available
1st - Offices	5,191	482.26	Available
Mezzanine	6,070	563.92	Available
<b>Total</b>	<b>53,346</b>	<b>4,956.01</b>	

## Terms

Quoting Sale Price £3.25m / Quoting Rent £4.95 per sq ft.



## Viewing & Further Information



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