

# FOR SALE / TO LET - MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT



Riva House, Limewood Approach, Leeds, West Yorkshire LS14 1NG

53,256 Sq Ft

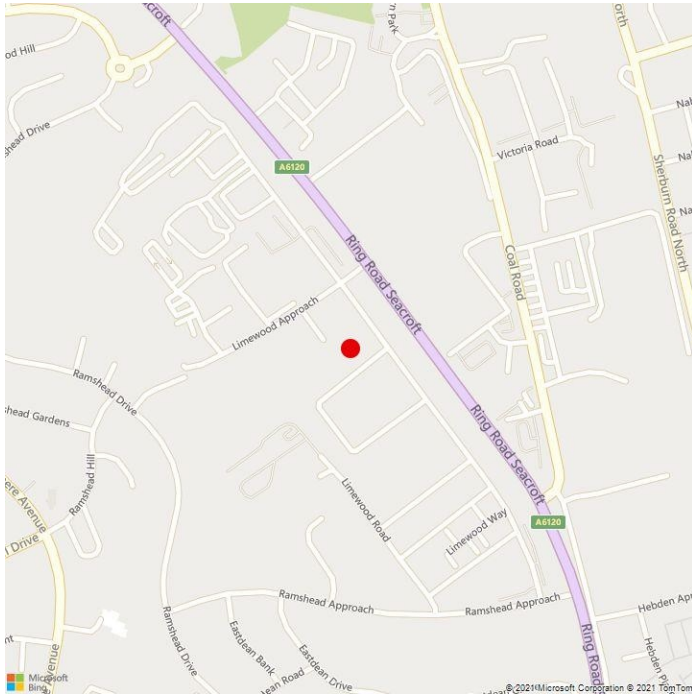
On Application

- Recently refurbished
- 2-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

## 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.



## 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.



## Accommodation

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.

| Accommodation       | sq ft         | sq m            |
|---------------------|---------------|-----------------|
| Ground Floor Office | 3,681         | 341.96          |
| First Floor Office  | 5,101         | 473.88          |
| Workshop Area       | 38,404        | 3,567.73        |
| Mezzanine           | 6,070         | 563.9           |
| <b>Total Area</b>   | <b>53,256</b> | <b>4,947.48</b> |

## Terms

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

## Business Rates

Rateable Value : £128,000

## EPC

An EPC will be made available upon request.

## Planning

We understand the property has existing planning consent for B2 / B8 use.

## Viewings

Nick Salkeld  
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Harry Finney  
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