

FOR SALE / TO LET

SUBSTANTIAL INDUSTRIAL / WORKSHOP PREMISES KELLY & BARRATT UNIT FORGE LANE INDUSTRIAL ESTATE

CANAL ROAD, LEEDS, LS12 2PY

24,900 SQ FT (2,313 SQ M)



- › Freehold Available – £1,200,000
- › To Let – £5.50 per sq ft
- › 1.5 Miles from Leeds City Centre
- › Close to A65, A647 and M621
- › Two-Storey Office Block
- › Yard and Dedicated Car Park

KIRKSTALL ROAD (A65)

CANAL ROAD

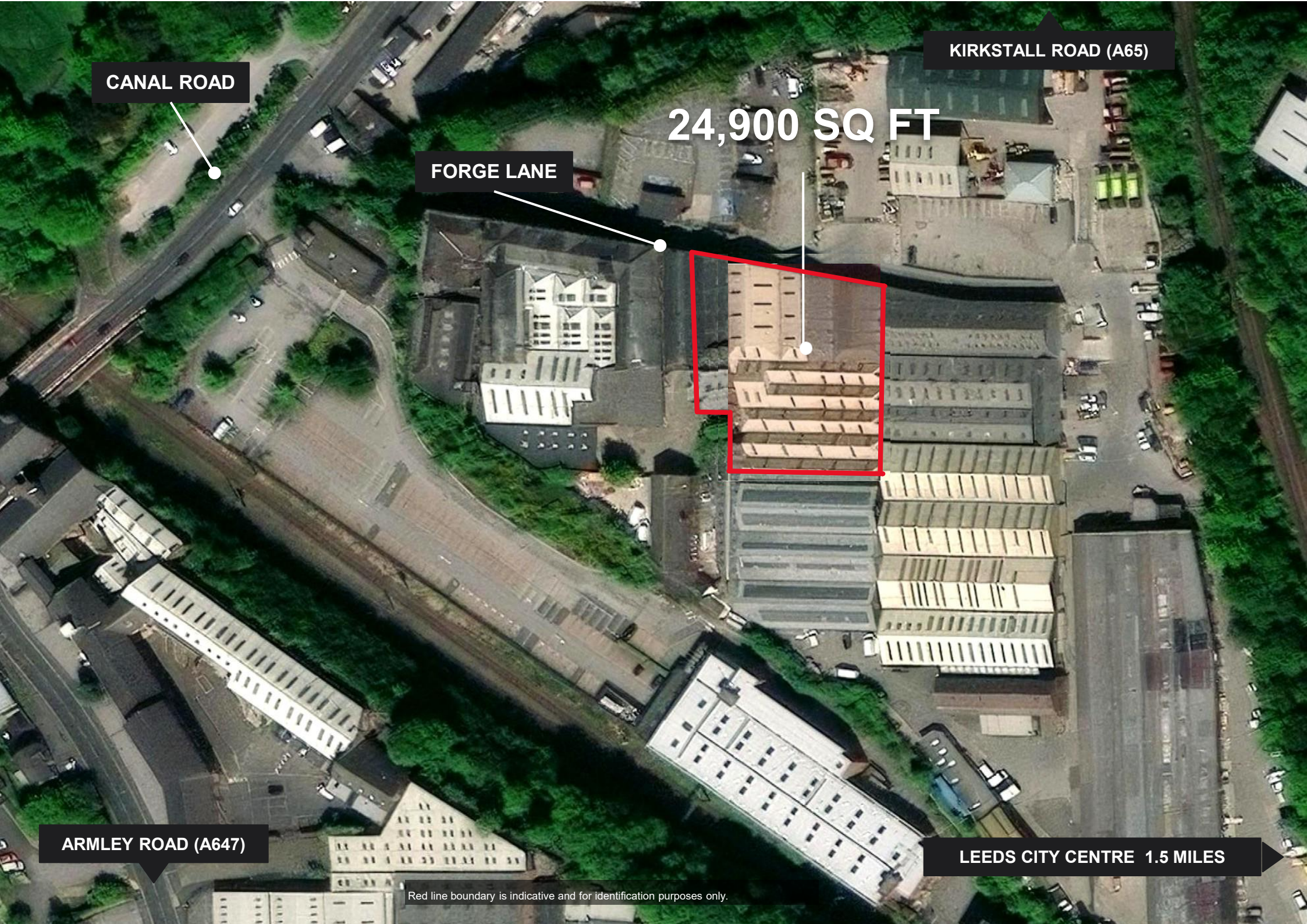
24,900 SQ FT

FORGE LANE

ARMLEY ROAD (A647)

LEEDS CITY CENTRE 1.5 MILES

Red line boundary is indicative and for identification purposes only.



Accommodation

	SQ FT	SQ M
Total (GIA)	24,900	2,313.3

Floor areas are approximate, stated on a gross internal area basis.

FREEHOLD PRICE

£1,200,000

RENT

£5.50 per sq ft

EPC RATING

D



Description

A substantial brick-built industrial / workshop building of multi-bay construction, situated on Forge Lane Industrial Estate and comprising:

- › Brick elevations beneath multi-bay pitched roofs
- › Steel roof trusses with translucent roof lights
- › Open-plan production / warehouse floor
- › Roller shutter loading door
- › Mezzanine storage area
- › Strip lighting throughout
- › Two-storey brick office block
- › Yard and dedicated car park



Price

£1,200,000 for the freehold interest, reflecting approximately £48.19 per sq ft capital value.

Rent

£5.50 per sq ft per annum exclusive (£136,950 per annum) on a new full repairing and insuring lease, on terms to be agreed.

EPC

D

Rateable Value

Available on request.

Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Planning

The property is considered suitable for uses falling within Classes E(g)(iii), B2 and B8. Interested parties are advised to make their own enquiries with Leeds City Council.

Viewing

Strictly by appointment with the sole agents, WSB Property Consultants.



Location

The property is situated on Forge Lane, accessed directly from Canal Road in Armley, approximately 1.5 miles west of Leeds City Centre. Canal Road links Kirkstall Road (A65) to the north with Armley Road (A647) to the south, giving quick access to the Leeds Inner Ring Road and the M621, which connects with the M1 and M62 motorway network. The surrounding area is an established industrial and trade location.

Destination	Distance	Drive Time
Leeds City Centre	1.5 miles	6 mins
Leeds Railway Station	1.7 miles	7 mins
M621 (J2)	1.5 miles	5 mins
M1 (J43)	4.5 miles	10 mins
M62 (J27)	6 miles	12 mins
A1(M)	12 miles	18 mins
Leeds Bradford Airport	7.5 miles	25 mins
Bradford	8.5 miles	25 mins
Manchester	44 miles	1 hr 10 mins



FOR FURTHER INFORMATION
**CONTACT THE SOLE
AGENTS**

WWW.WSBPROPERTY.CO.UK



WSB PROPERTY CONSULTANTS

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