



Evanston Avenue, Leeds,
LS4 2HR

**Detached Light Industrial
Property on site of approx.
0.5 acres - Long Leasehold
For Sale**

7,347 sq ft
(682.56 sq m)

- Established location close to city centre
- Detached building
- Secure site



Aurora Profiles, Evanston Avenue, Leeds, LS4 2HR

Summary

Available Size	7,347 sq ft
Rateable Value	£39,750
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	Upon enquiry

Description

Detached light industrial property, with ancillary office and storage on a secure, surfaced site. Situated adjacent to an Aldi Supermarket and Cardigan Fields Leisure Park in a mixed-use location. The workshop has a clear eaves height of 6m and benefits from 2 overhead cranes.

Location

Situated on Evanston Avenue, accessed from Kirkstall Road, approximately 1.5 miles to the north east of Leeds City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	6,548	608.33
Ancillary	799	74.23
Total	7,347	682.56

Terms

Offers are invited to purchase the long leasehold interest in the property.

Tenure

Long Leasehold for a term of 99 years from 1st November 1985. Current rent is £9,000pax.



Viewing & Further Information

Jeff Robertson

07973 833085

jeffrobertson@cartertowler.co.uk

Matt Brumpton

0113 2451447

mattbrumpton@cartertowler.co.uk

