



Unit 1

Scotch Park Trading Estate, Forge Lane, Leeds, LS12 2PS

**Substantial 24,900 sqft
industrial/workshop
premises available for sale
or to let, comprising open-
plan production and
warehouse accommodate**

24,900 sq ft
(2,313.29 sq m)

- Substantial 24,900 sq ft industrial / workshop premises
- Available freehold or to let
- Only 1.5 miles from Leeds City Centre with excellent access to the A65, A647 and M621
- Open-plan production / warehouse accommodation
- Two-storey office block
- Roller shutter loading access and mezzanine storage
- Dedicated yard and car parking

Unit 1, Scotch Park Trading Estate, Forge Lane, Leeds, LS12 2PS

Summary

Available Size	24,900 sq ft
Rent	£5.50 per sq ft
Price	Offers in excess of £1,200,000
Rates Payable	£27,840 per annum
Rateable Value	£58,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

A substantial brick-built industrial/workshop property of multi-bay construction, providing open-plan production and warehouse accommodation with a mezzanine storage area, roller shutter loading access and a two-storey office block. Externally, the property benefits from a yard and dedicated car parking.

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 connects Kirkstall Road (A65) to the north with Armley Road (A647) to the south, providing convenient access to the Leeds Inner Ring Road and M621, with onward connections to the M1 and M62 motorway networks. The surrounding area is an established industrial and trade location.

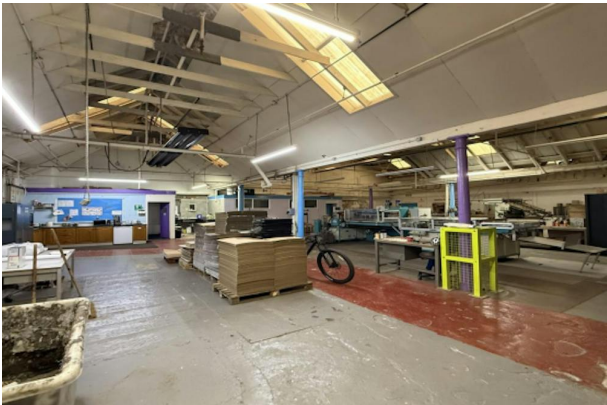
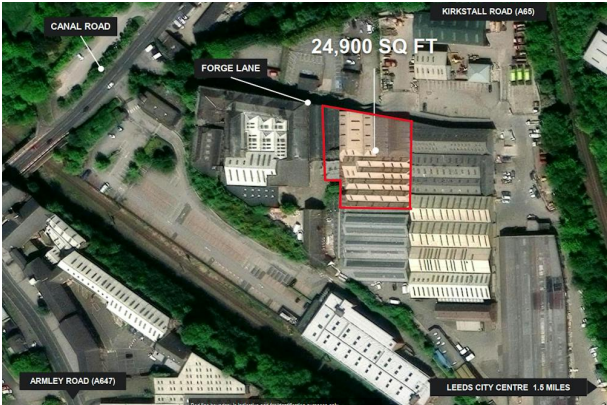
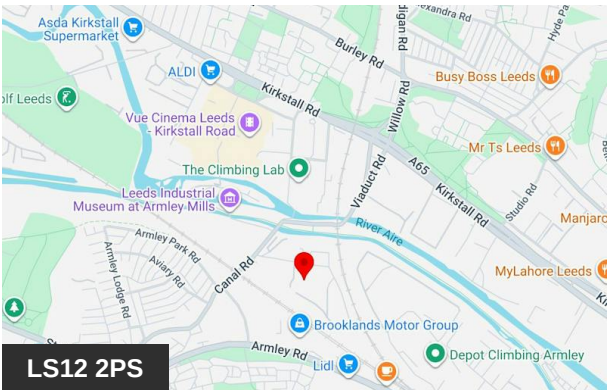
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	24,900	2,313.29	Available
Total	24,900	2,313.29	

Viewings

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



Viewing & Further Information



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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

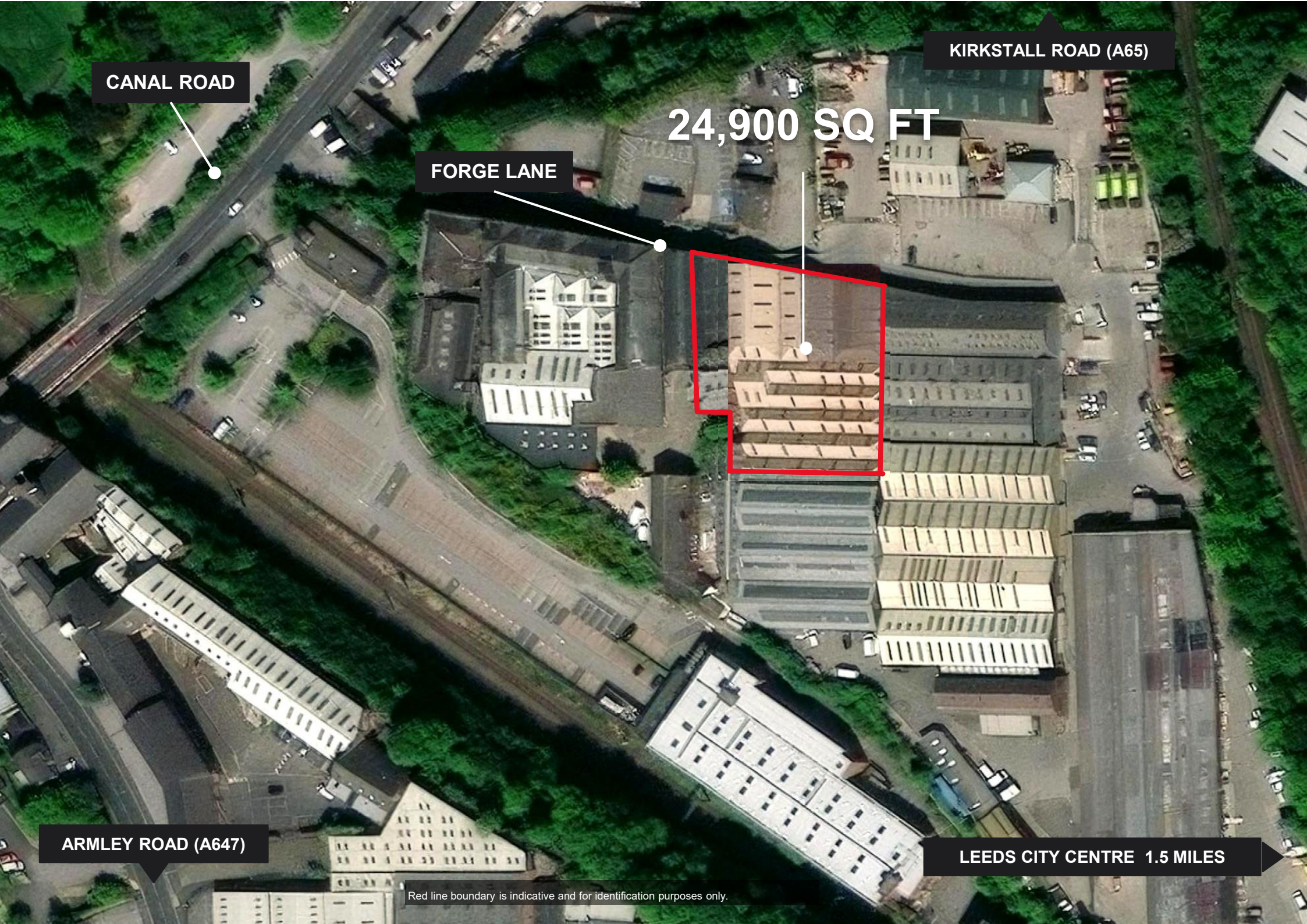
24,900 SQ FT

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

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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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