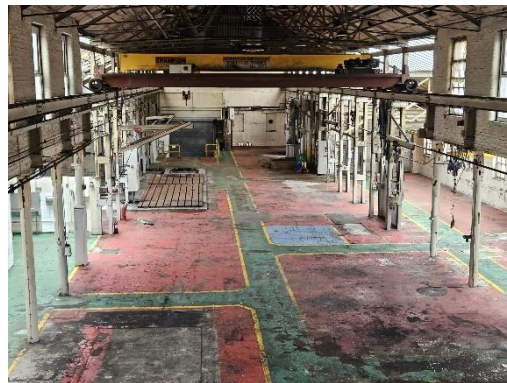


Main Works Area, Troy Works, Bradford Rd
Stanningley
LEEDS
LS28 6QA



TO LET

- Lofty Works Complex with Adjoining 2 Storey Office Block Providing **1,770.3 sq m (19,056 sq ft)**
- Onsite Dedicated / Secure Parking.
- **Rent: £100,000 per annum exclusive.**



Chartered Surveyors
Commercial Property Agents

SITUATION

Briefly, the premises occupy a busy location a short distance from Dawsons Corner, a busy roundabout junction providing access to Bradford (via Bradford Road – A647) and Leeds City region via the Leeds Outer Ring Road (A6120) and City Centre via Stanningley Bypass.

The immediate locality is mixed with a variety of long established commercial occupiers nearby including Toolstation, Go Outdoors etc. whilst closeby is the popular Owlcotes Shopping Centre (Marks & Spencer, Asda, B&M etc.).

PROPERTY/ACCOMMODATION

The property comprises 2 storey office building providing partitioned offices on both floors with openings to the main lofty works complex, which benefits from solid floors throughout, lightweight metal truss frame and drive-in access.

The premises provide the following accommodation and approximate gross internal floor areas.

	Sq m	Sq ft
2 Storey Offices		
<u>Ground floor</u> Offices with partitioning to form entrance lobby (with visitor counter), WCs, kitchen and general office.	178.4	1920
<u>First floor</u> Offices with partitioning to form 2 directors office, secretary's office, WCs and additional general office.	179.1	1928
<u>Main works complex</u> With average working height of 32ft 0 in; solid floors throughout, drive-in access and additional delivery points and side covered loading bay.		
Craneage currently insitu of various capacity – not tested.	1412.8	15,208
Total approx. gross internal floor area:	1770.3	19,056

RATING

The property will be assessed for rating purposes upon application.

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

RENT

£100,000 per annum exclusive Subject to Lease, Plus VAT

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

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

VAT

We are advised by our Clients that VAT will be applied at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(April 2024)

