



**Troy Works, Bradford Road,  
Stanningley, Leeds  
LS28 6QA**

- Secure compound / yard of approx. **1214 sq m (0.3 acres)**
- Convenient access from Bradford Road (B6157)
- Suitable for secure storage etc.
- Excellent main road links.
- Rent: **£27,500 per annum exclusive**

## **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.).

## **SITE**

The site provides a reasonably level site being on majority hardstanding and secured with perimeter fencing with access gates.

The yard / compound extends to approx. **1214 sq m (0.3 acres).**

## **RATING**

The plot 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.

## **RENT**

**£27,500 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.

## **VIEWING**

By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

Updated: August 2024

