

TO LET

Wharfedale Property

Land Between Wakefield Road & Pontefract Road, Leeds LS10 1DP

Prominent Compound / Industrial Open Storage (IOS) Land

Red Line for Indicative Purposes Only



Approximately 0.93 acres (0.38 Ha)

Rent: On Application

- Highly prominent former council works / storage compound
- Established trading location with significant frontage to Wakefield Road (A639) and Pontefract Road (B6481)
- Superb access to Leeds City Centre and M1, M621 and M62 motorway networks
- Landlords Works negotiable, dependent on the overall deal agreed

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01924 476496

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Location

Stourton Business Park is situated in an established and popular industrial location and is strategically located less than 350m from J7 of the M621, and sits a stones throw from Junctions, 4 & 5 of the M621 and just over 1 ½ miles from both Leeds City Centre and Junction 44 of the M1.

This prime positioned site boasts extensive frontage to both Wakefield Road (A639) and Pontefract Road (B6481) and fronts the newly constructed roundabout intersection, linking Leeds City Centre with the M621.

Description

This compound / Industrial Open Storage Land has the potential to suit a variety of uses (subject to planning). Currently, the site is hard surfaced with tarmacadam chippings, and we as Landlord are open to discussing works to the site, including new gates, fencing, boundary walls, improved surfaces etc, to be incorporated into the overall Leasehold deal.

Services

The site benefits from a dedicated single phase electricity supply.



Red Edged Area: Indicative Site Boundary

Blue Edged Area: Potential Additional Access Point

Service Charge & Buildings Insurance

Figures can be provided upon request.

Business Rates

The site requires assessment for Rating Purposes by the Valuation Office Agency.

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Terms

Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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