



## Unit 32-34

Moor Lane Trading Estate, Sherburn in Elmet, Leeds, LS25 6NZ

### Industrial / Warehouse Unit with Secure Yard

**51,497 sq ft**  
(4,784.23 sq m)

- Short term income producing opportunity (lease until 12 September 2026)
- Rental income of £128,645 per annum
- Established industrial location

# Unit 32-34, Moor Lane Trading Estate, Sherburn in Elmet, Leeds, LS25 6NZ

## Summary

<b>Available Size</b>	51,497 sq ft
<b>Price</b>	Offers in the region of £2,600,000
<b>Rates Payable</b>	£56,784 per annum
<b>Rateable Value</b>	£104,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Description

Units 32-34 offer a terrace of three warehouses of steel portal frame construction with pitched cement sheet roofs incorporating roof lights. The properties share a self contained secure tarmacadam yard.

## Location

Moor Lane Trading Estate is situated within the established and highly popular Sherburn Industrial Estate, which is strategically located circa 5 miles to the north east of Junction 42 of the A1(M) Motorway and just over 8.5 miles to the north east of Junction 32A of the M62 Motorway. Moor Lane Trading Estate itself is accessed off Moxon Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 32	17,238	1,601.46
Unit - 33	17,032	1,582.32
Unit - 34	17,227	1,600.44
<b>Total</b>	<b>51,497</b>	<b>4,784.22</b>

## Specification

- \* 6.24M eaves
- \* Solid concrete floor
- \* 1 ground level loading door (per unit)
- \* 22m tarmacadam yard
- \* 110 KVA power supply

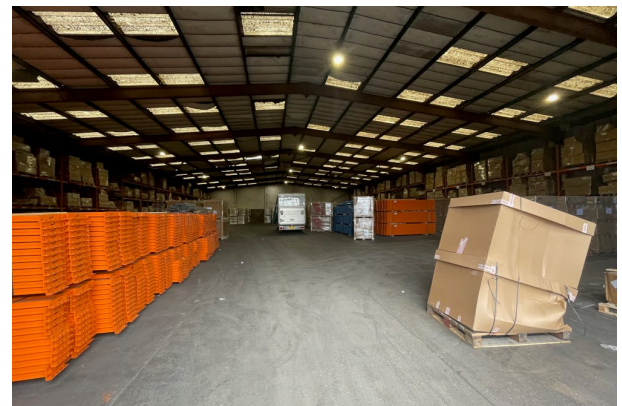
## Viewings

Strictly by appointment only.

## Terms

The property is available for sale on the basis of a new 999 year lease at a peppercorn rent. The property is subject to an existing lease expiring 12 September 2026, to Classic Carriers Ltd, producing a rental income of £128,645.00 per annum. The lease is contracted outside the Landlord and Tenant Act 1954 provisions. There could be potential to obtain vacant possession sooner than expiry. Further information is available on request.

The Vendor is seeking offers in the region of £2,600,000 (STC).



## Viewing & Further Information



**Hannah Brumpton**

07534 126 236

[hannahbrumpton@cartertowler.co.uk](mailto:hannahbrumpton@cartertowler.co.uk)



**Josh Holmes**

01132 451 447

[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)



**Hazel Cooper**

0113 245 1447

[hazelcooper@cartertowler.co.uk](mailto:hazelcooper@cartertowler.co.uk)

**Jonathan Jacob (Gent Visick)**



# Moor Lane Trading Estate

MOXON WAY

