



TO LET

Light Industrial / Retail Warehouse

- Total Accommodation 897.06 sqm (9,652 sqft)
- Suitable for a Variety of Uses such as light Industrial, Trade Counter, Gym, Retail Warehouse etc STP.
- Modern Specification
- First Floor Mezzanine Accommodation
- Large Yard / Car Park with circa 35 Marked Spaces

Waterloo Way, Bramley, Leeds, LS13 2EF

Regent House, 5 Queen Street, Leeds, LS1 2TW
Tel: 0113 386 3100 Email: leedscomm@dacres.co.uk

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Location

Waterloo way is located off the A657 behind Bramley Shopping Centre approximately 3.5 miles to the west of Leeds City Centre. Bramley is a popular residential suburb of Leeds. The subject property is situated amongst a number of independent and national occupiers such as Royal Mail, Farmfoods and Scotts of Leeds.

Description

The property comprises a modern steel portal framed unit which was purpose built for retail warehouse use. It is accessed through automatic sliding doors to the front or a roller shutter door to the side. On the first floor is substantial mezzanine accommodation which has previously been manager's residential accommodation but would readily convert to office / staff room space. The property benefits from a burglar alarm, fire alarm and three phase power.

Externally the subject property is surrounded by a tarmac surfaced yard with c35 designated parking spaces. The property is heated by standard liquid filled radiators and gas fired blowers. Total demise c 0.6acres.

Accommodation

Measured in accordance with the Royal Institute of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate gross internal areas:-

	Sqm	Sqft
GF	800.79	8,616
FF / Mezzanine	96.27	1,036
Total	897.06	9,652

Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed at an initial rent of £75,000 per annum exclusive of VAT. Rent free incentives considered.

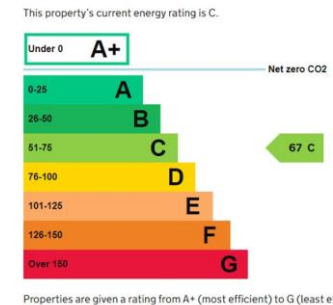
Business Rates

The rateable value is to be reassessed by the valuation office.

N.B The rateable Value is not the sum payable. The Non Domestic Multiplier should be applied after which small business relief and transactional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred.



VIEWING / FURTHER INFORMATION

Call 0113 383 3100
Ref: Hedley Steel / HKS@dacres.co.uk



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