

To Let

Units 9 & 10, Riverside Place, Bridgewater Road, Leeds, LS9 0RQ

Industrial / Warehouse Unit

21,416 Sq Ft / 1,989.6 Sq M



Description

The property comprises two adjoining industrial / warehouse units of steel portal frame construction with concrete flooring, which have been internally combined to create a larger single warehouse facility. Externally, the units benefit from a shared brick paved yard to the front.

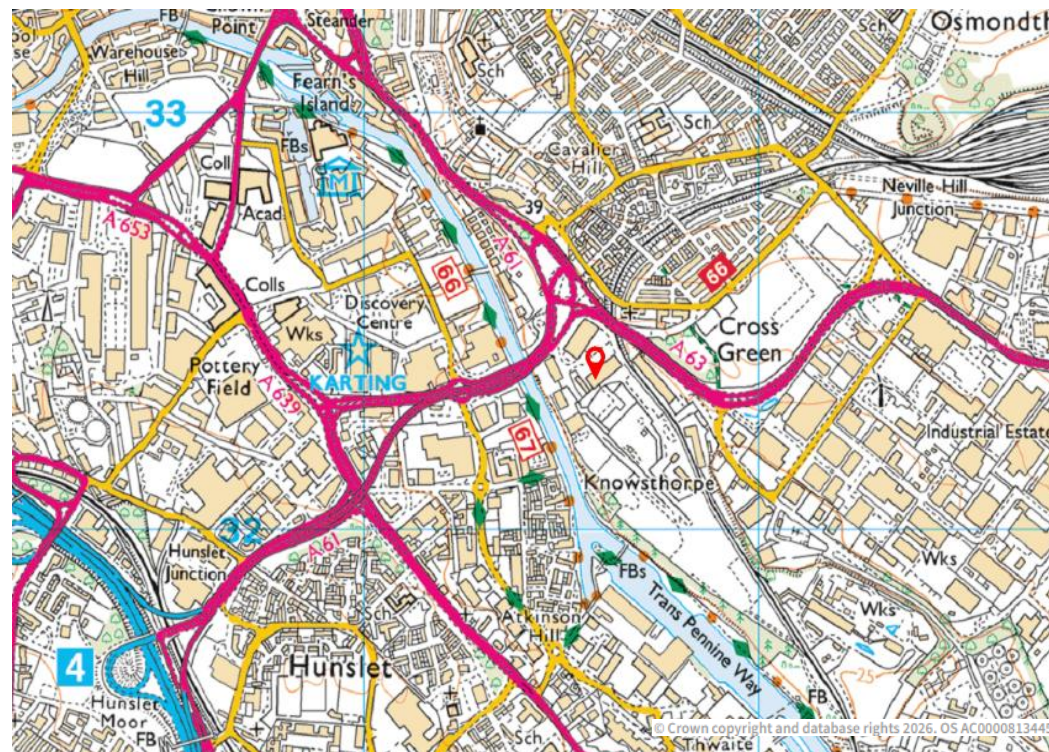
The office accommodation includes suspended ceilings, carpeted flooring, LED lighting, air conditioning (in parts) and double-glazed windows.

The unit benefits from the following brief specifications:

- 6.1m Eaves Height
- 4 x Ground Level Doors (3.62m W x 4.66m H)
- Secure Shared Yard/Loading Area
- LED Lighting
- Translucent Roof Panels

Accommodation

Area	Sq Ft	Sq M
Unit 9		
Warehouse	8,673	806.0
Offices	2,054	190.8
Unit 10		
Warehouse	8,680	806.0
Offices	2,008	186.6
TOTAL	21,416	1,989.6



Location

The property is well located in close proximity to Junction 4 of the M621, approximately 1.5 miles east of Leeds City Centre, and within around 3 miles of Junction 45 of the M1. Access is via the A61 Bridgewater Road, which provides a direct route to Junction 45 of the M1 via Pontefract Lane (A63).

Occupiers on the estate include Johnsons Workwear, Venus Wines and Stevenswood.

Terms

The property is held by way of two existing leases for units 9 & 10 with the following terms:

- Term of 10 years expiring in May 2028
- Passing rent of £171,940pa (combined), equating to £8.03psf. (The rent was reviewed in May 2023 and is set to expiry)
- The Landlord may alternatively consider a new letting on a full repairing and insuring lease, subject to lease terms and covenant. Please enquire for further details.

EPC

Unit 9: C-73

Unit 10: C-57

Business Rates

Combined Rateable Value (2026): £143,000

Planning

The property has most recently been used for B8 Storage and Distribution use. We are not aware of any hours of use or noise restrictions. Interested parties should satisfy themselves in this regard.

Service Charge

A service charge is payable for the maintenance of common areas

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by way of the sole letting agent



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