

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# TO LET PROMINENT, SHOWROOM, OFFICES AND WORKSHOP

71 GELDERD ROAD, LEEDS LS12 6HF

• 13,662 SQ FT (1,285 SQ M)



[www.awsltd.co.uk](http://www.awsltd.co.uk)





## LOCATION

This extremely prominent showroom, workshop and office complex is situated at the junction of Gelderd Road and the Amley Gyratory, to the west of Leeds City Centre.

The site benefits from excellent motorway access and excellent access to the whole of the conurbation.

## DESCRIPTION

The subject property incorporates a trade counter and showroom area, ground floor office and storage space, first floor offices, and an adjacent two storey showroom and office facility.

There is an extensive frontage to Gelderd Road with extensive parking, turning and display areas.

## ACCOMMODATION

(all areas are gross internal)

Ground floor trade counter	2,068 sq ft	191.16 sq m
Ground floor office and storage	4,591 sq ft	426.56 sq m
First floor offices	4,353 sq ft	421.31 sq m
Ancillary showroom and office (available separately)	2,650 sq ft	246.26 sq m
<b>TOTAL</b>	<b>13,662 SQ FT</b>	<b>1,285.29 SQ M</b>

## PLANNING

We understand the property has planning consent for B1 and B8 use although interested parties should make their own detailed enquiries with the Local Planning Authority.

## RATEABLE VALUE

Enquirers should make their own enquiries with the Local Authority in this respect.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## TERMS

The property is available on flexible lease terms on a new effective full repairing and insuring basis.

**AWS**  
CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS  
0113 235 1362  
www.awsLtd.co.uk

## VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

### MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.