

AWS

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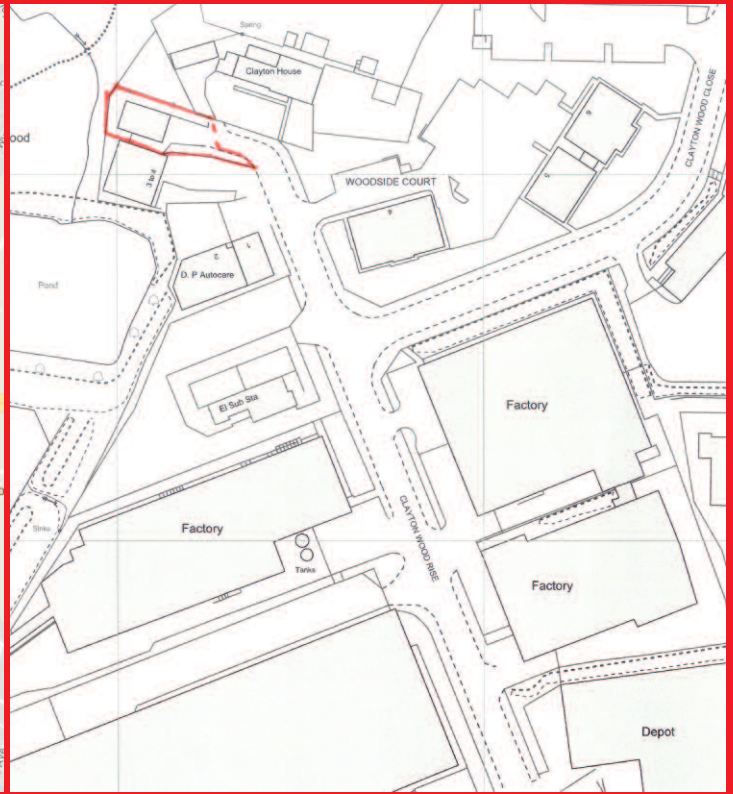
FOR SALE / TO LET MODERN INDUSTRIAL UNIT

UNIT 1, CLAYTON WOOD RISE,
LEEDS, LS16 6RF

• 935 SQ FT (86.97 SQ M)



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THE PROPERTY

This high quality unit is situated at the top of Clayton Wood Rise, adjacent to the North Leeds Ring Road, benefitting from excellent access via the Ring Road to the City Centre, the Northern suburbs of Leeds and the conurbation as a whole.

DESCRIPTION

The subject property is a detached modern unit of brick construction under a pitched roof.

The building has been split in accordance with the current occupier's use which comprises both office and industrial space.

Access to the building has a clear working height of 3m, the building is fully lit and heated.

Externally, there are excellent yard, parking and turning areas.

ACCOMMODATION

(all areas are gross internal)

Offices	216 sq ft	20.00 sq m
Workshop	719 sq ft	66.79 sq m
TOTAL	935 SQ FT	86.97 SQ M

TENURE

We understand the property is held freehold.

PLANNING

We understand the planning consent for the building falls within Class B1, B2 and B8.

RATEABLE VALUE

The rateable value of the property is £9,300 and potential purchasers/tenants should apply for small business rates relief.

TERMS

The freehold of the property is for sale or alternatively, our Clients would look at a leasehold arrangement on terms to be agreed.

SUBJECT TO CONTRACT

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0113 235 1362
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VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 3162

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