

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**TORNADO HOUSE, MOXON WAY,
SHERBURN IN ELMET,
LS25 6FB**

**TO LET
21,765 SQ FT
(2,022.02 SQ M)**

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsltd.co.uk



LOCATION

The Sherburn Industrial Estate is a well-established and developing industrial area situated to the north east of the Leeds conurbation with excellent access to both West and North Yorkshire as well as the motorway network.

The subject property is prominently situated at the junction of Moxon Way and Aviation Road, the latter being the main access point to the development.

DESCRIPTION

Tornado House is a self contained modern industrial unit of steel frame construction with brick and metal clad elevations.

The property comprises reception area, workshop, offices and showroom at ground floor with office accommodation above, and a substantial clear span warehouse area to the rear. The unit has excellent yard, parking and turning areas.

PLANNING

We understand that the property has planning consent for B8 use.

RATEABLE VALUE

We understand the rateable value of the property is £88,500

ACCOMMODATION

	SQ FT	SQ M
Ground floor amenities	3,046.2	283
First floor offices	3,046.2	283
Ground floor factory warehouse	15,657.5	1454.63
TOTAL	21,766	2,022.02

TERMS

The property is offer to let by way of a 10 year lease with a rent review in the 5th year.

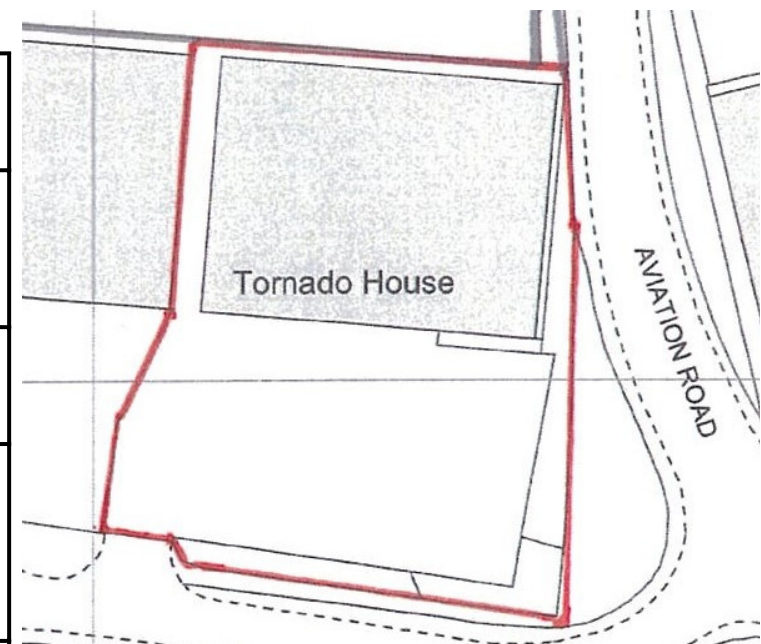
Rent on application.

EPC

An EPC is available upon request but we understand it has a Class B rating.

VIEWING

Strictly by appointment with the Sole Agent, AWS Ltd, Nick Arundel, 01132351362



MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. May 2021

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT