

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**REVERSIONARY INCOME  
PRODUCING INVESTMENT SALE**

**4,179 SQ FT (3988.25)**

**UNIT 14A & 14B  
SWORDFISH WAY  
SHERBURN IN ELMET  
LS25 6NG**

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## DETAILS

### LOCATION

Swordfish Way is part of the long established highly successful industrial complex at Sherburn situated to the east of Leeds benefitting from excellent access to the A1 and the motorway network and being in an excellent location to serve the greater Leeds, North and West Yorkshire conurbations.

### DESCRIPTION

14a & 14b provide a single storey warehouse with adjacent, separate, office and showroom facility. The unit benefits from excellent yard, parking and turning areas.

### PLANNING

We understand the property has planning consent for industrial use.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

### RATEABLE VALUE

We understand the rateable value of the property is £14,000.

### TERMS

both leases expire in September 2025.  
See table for rental levels.

## ACCOMMODATION

(all areas are gross internal)

	SQ FT	RENT (pa)	ERV
UNIT 14A OFFICE/ SHOWROOM	1,750	£15,000	£17,500
UNIT 14B OFFICE/ SHOWROOM	2,414	£11,000	£24,000
TOTAL	4,179	£26,000	£41,500



## MISREPRESENTATION ACT

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### ANTI MONEY LAUNDERING REGULATIONS

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

### SUBJECT TO CONTRACT