



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Wharfedale Finance Company**

**TO LET**

# **LIGHT INDUSTRIAL UNIT WITH OFFICES**

**UNIT 6B SILVER ROYD BUSINESSPARK, SILVER  
ROYD HILL, LEEDS, LS12 4QQ**

747 m<sup>2</sup> (8,036 sq ft)



- Established business park position close to Leeds Ring Road
- Gated estate with ample parking, accessible to motorway network
- Ground floor unit with 3.95 m wide loading door

**0113 2348999**

## Location

Access to the premises is at 'Gate 2' Silver Royd Business Park, off Silver Royd Hill which links Ring Road Wortley/Farnley (A6110) and Tong Road (B6154), approximately 2.5 miles south west of Leeds city centre and within 2 miles of Junction 1 of the M621 motorway.



## Description

Ground floor light industrial/warehouse accommodation with concrete floor, steel roller shutter door loading access (3.95m wide), suspended ceiling throughout the accommodation with 4.02m headroom. The unit includes internal brick, blockwork and light partitioning forming a series of private and general offices, trade counter office and ladies and gents toilets.

## Services

All mains services are connected to the property including three phase electricity, gas, water and drainage. The services have not been tested and prospective tenants must satisfy themselves with regard to condition and capacity.

## Car Parking

Ample car parking is provided within Silver Royd Business Park available on a first come first served basis.

## Terms

The premises are offered by way of a new tenant's full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

Rents to be payable monthly in advance exclusive of rates, building insurance, services and state service charge.

## Rent

£17,500 per annum exclusive

## Rating

The premises are assessed for rates as follows:-

Warehouse & premises RV £21,750

The National Uniform Business Rate for 2010/11 is 41.4p in the £, ignoring transitional phasing relief and allowances to small businesses.

## VAT

Rents are quoted exclusive of VAT, if applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

## Energy Performance Certificate (EPC)

An EPC will be made available upon request.

## Viewing/Enquiries

Strictly by appointment only with the sole joint letting agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**

**Eddisons**  
**David Peacock**

**Tel: 0113 2430101**  
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**Our Ref: 1160/A/S**  
**January 2011**

**Subject to Contract**



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**[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.