

FORSALE/TOLET

ON THE INSTRUCTIONS OF
Global Autocare



**GLOBAL HOUSE, CROSS GREEN GARTH, CROSS GREEN INDUSTRIAL ESTATE
LEEDS LS9 0SF**

FACTORY/WAREHOUSE UNIT

6,739 m2 (72,541 sq ft) • 1.11ha (2.75 acres)

LOCATION

The property is located to the south of the intersection of Cross Green Way and Cross Green Garth within the well established Cross Green Industrial Estate which is located approximately two miles to the south east of Leeds city centre. Cross Green Industrial Estate enjoys excellent access to the motorway network being less than 1½ miles east of Junction 4 of the M621 and two miles northwest of Junction 45 of the M1. Both junctions are accessible via the East Leeds Link Road (A63).

Cross Green Industrial Estate is firmly established as a premier industrial location which has attracted many substantial occupiers. In the immediate vicinity are Synergy Manufacturing, H & A Transport, Keyline, LPM, Interlink and Newross Impex Ltd.

DESCRIPTION

The property comprises a detached steel portal frame industrial unit (building 1) originally constructed in the 1970s and extended (building 2) in around 1980 to incorporate additional workshops and two storey offices. The two adjacent and interconnecting single storey buildings are under pitched lined and insulated metal decking covered roofs incorporating translucent roof lights.

Loading access is via a roller shutter door adjacent to the junction of Cross Green Garth and Cross Green Way and six roller shutter doors overlooking the yard. Dantherm space heaters are installed (these have not been operating for a number of years).

Two storey partitioned offices are located within building 1 and 2 (at the west and East elevations of the property) providing general and cellular offices, meeting rooms, canteen and WCs.

In addition there is a separate steel frame workshop (Building 3) within the rear yard which has metal clad elevations and pitch metal clad roof with eaves and a manual roller shutter door. The premises have a sprinkler system installed which has been decommissioned.

ACCOMMODATION

Building No	Description	M ²	Sq ft
1	Factory/warehouse	3,513	(37,809)
1	Two storey offices	749	(8,058)
2	Warehouse and garage	1,825	(19,641)
2	Two storey offices	433	(4,662)
3	Single storey warehouse	220	(2,371)
	Total	6,740	(72,541)

SITE

The site is broadly rectangular and slopes gently to the south extending to approximately 1.11ha (2.75 acres) and includes a secure concrete surface yard with vehicular access from a gated entrance on Cross Green Way and a ramp from the adjoining site (Site 17) on the southern boundary.

SERVICES

Mains electricity, gas, water and drainage are connected to the property.

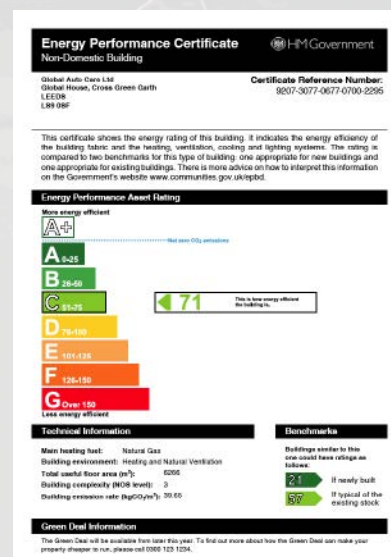
We have not tested any of the services. Interested parties must satisfy themselves regarding condition and capacity.

RATING

We are informed the property has a description of 'factory and premises' and a Rateable Value of £224,000.

The National Uniform Business Rate for 2017/18 is 47.9p in the £ ignoring transitional phasing relief and allowances to small businesses. Prospective tenants should satisfy themselves with regard to all rating and planning matters directly with the Local Authority, Leeds City Council Tel: 0113 2478000.

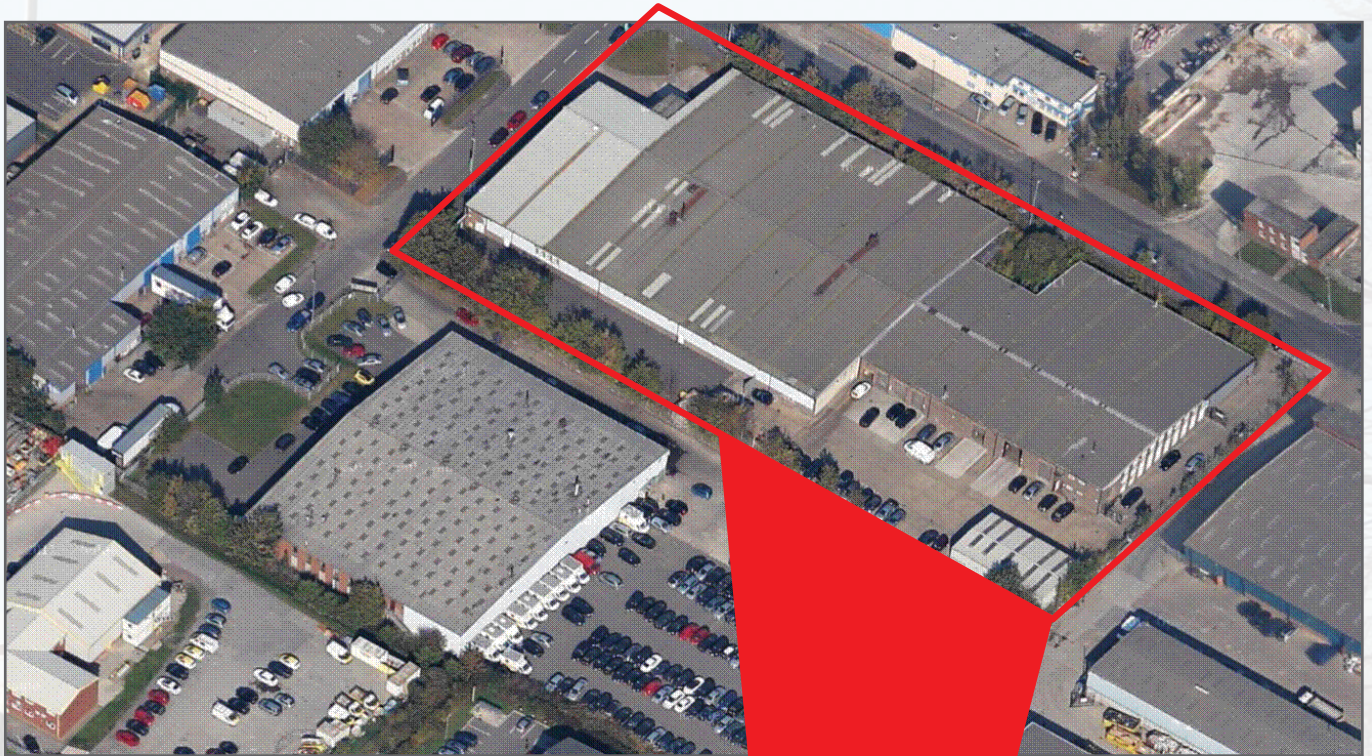
ENERGY PERFORMANCE CERTIFICATE



TENURE

The property is held by way of a ground lease for 125 years from 20 March 1980 at a rent of £14,900 pa subject 10 yearly rent reviews in accordance with RPI (next review 25 March 2020).

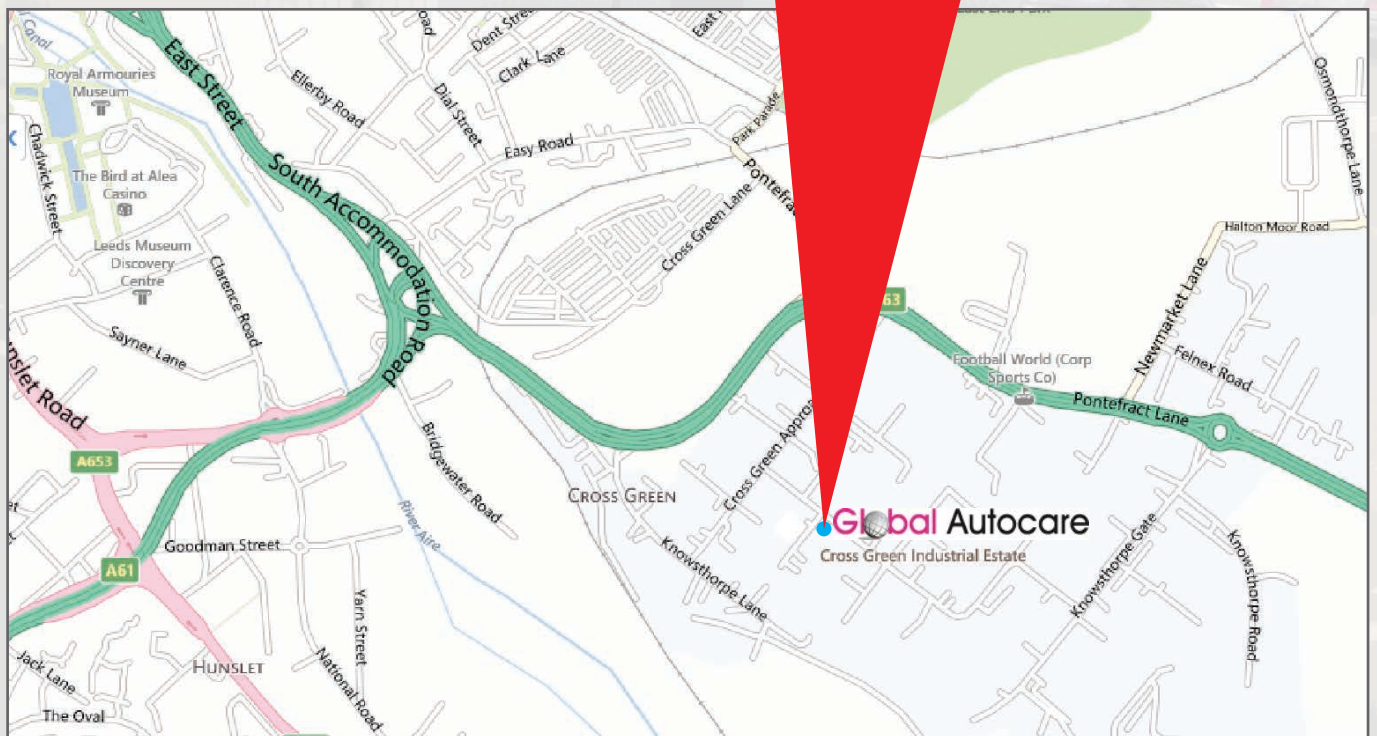
AERIAL PHOTOGRAPH

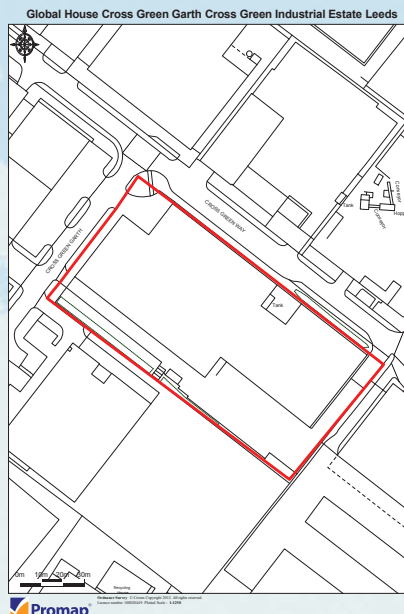


Aerial View of Factory 6,739 m2 (72,541 sq ft) • 1.11ha (2.75 acres)

STREET LOCATION PLAN

Not to scale





ORDNANCE SURVEY PLAN

Michael Steel & Co 4 Carlton Court,
Brown Lane West, Leeds, LS12 6LT,
Fax: 0113 2348899
Email: info@michaelsteel.co.uk
Web: www.michaelsteel.co.uk



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Terms: Upon application.

VAT: Prices/rents are quoted exclusive of VAT, if applicable.

Viewing/Enquiries: Strictly by appointment only with the sole agents:-



Michael Steel & Co
PROPERTY CONSULTANTS

Michael Steel & Co Tel: 0113 234 8999

Richard Barker richard@michaelsteel.co.uk

Andrew Steel andrew@michaelsteel.co.uk

Our Ref: 1552/A/S Amended May 2017 Subject to Contract

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.