



**Michael Steel & Co**  
PROPERTY CONSULTANTS

Upon the instructions of



**TO LET**

# **MODERN TRADE WAREHOUSE/ INDUSTRIAL UNIT**

**ROUNDHAY ROAD TRADE PARK,  
GRANT AVENUE, OFF A58 ROUNDHAY ROAD,  
LEEDS, LS7 1QB**

Unit 5 - 254m<sup>2</sup> (2,730 sq ft)

Unit 11 - 278m<sup>2</sup> (2,994 sq ft)



- Modern single storey industrial/trade warehouse units
- Strategically located in excellent North Leeds location with adjacent occupiers including Eurocell (Unit 5 previously occupied by Plumbase)
- Both units immediately available for occupation with large central yard/car park

**0113 2348999**

## Location

Roundhay Road Trade Park is located on Grant Avenue, just off A58 Roundhay Road, which provides direct access into Leeds City Centre.

Roundhay Road, which in turn leads to both Roseville Road and Sheepscar Street, is an established trade warehouse/industrial location with nearby occupiers including Edmundson Electrical, Crown Paints and Jewson, with Plumbase on the same estate.

## Description

Roundhay Road Trade Park comprises a terrace of six trade counter/light industrial units of steel portal frame construction being clad in brick and steel profile metal cladding.

The central yard area provides excellent vehicle loading/unloading, circulation space and vehicle parking for individual units.

Adjoining occupiers within Roundhay Road Trade Park include Eurocell Building Plastics and Unit 5 was most recently occupied by Plumbase.

## Accommodation

Unit 5 Roundhay Road Trade Park 253.60m<sup>2</sup> (2,730 sq ft)

The unit does include internal partitioning to form toilet and ancillary facilities. The mezzanine area installed by the outgoing tenant is to be removed prior to expiry of the existing lease.

The premises benefit from a large roller shutter loading door to the front (accessed into the yard) and lighting provisions.

Unit 11 Roundhay Road Trade Park 278.11m<sup>2</sup> (2,994 sq ft)

Unit 11 provides a good quality trade unit including internal partitioning to create offices at ground floor level in addition to 2 offices at first floor level (extending to 17m<sup>2</sup> (183 sq ft)).

**Gross Internal Floor Area 254m<sup>2</sup> (2,730 sq ft – 5,723 sq ft)**

## Services

We are advised Roundhay Road Trade Park does benefit from connection to mains services including water, sewer drainage, gas and electricity. In addition the premises do benefit from individual appliances including lighting although no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

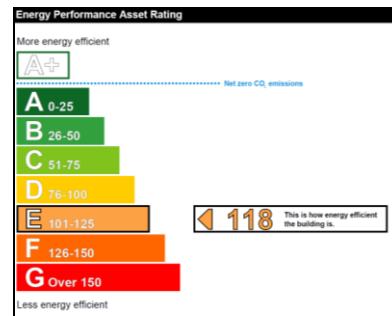
We are advised by the Local Authority, Leeds City Council, that the premises are assessed as follows:-

Unit 5 RV £18,000  
Unit 11 RV £15,000

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 direct with Leeds City Council on Tel 0113 234 8080.

## Energy Performance Certificate



## Lease Terms

Vacant space within Roundhay Road Trade Park is offered by way of a new tenants full repairing and insuring lease, plus the site service charge, for a period of years to be agreed incorporating regular rent reviews.

## Rent

Unit 5 £19,500 per annum exclusive

Unit 11 £19,900 per annum exclusive

The rent is to be paid quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly through the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 0490/A/M**  
**Updated July 2017**

**Subject to Contract**



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**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.