



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Amber Pass Ltd

**TO LET**

***\*\*Unexpectedly re-available following abortive negotiations\*\****

## **STRATEGICALLY LOCATED STORAGE LAND/COMPOUND**

**SKELTON GRANGE ROAD, OFF PONTEFRACT ROAD,  
STOURTON, LEEDS, WEST YORKSHIRE, LS10 1RZ**

1.19 ha (2.93 acres) or thereabouts



- Large flat industrial storage land/compound with access immediately off Skelton Grange Road
- Strategically located just off Pontefract Road and easily accessible to J44 M1 and J7 M621
- Re-available with vacant possession anticipated April 2017

**0113 2348999**

## Location

The site is situated off Skelton Grange Road adjacent the existing Geofabrics factory. The site is located only a short distance from the junction of Skelton Grange Road with the B6481 Pontefract Road which connects with the A61 Hunslet Road.

The A61 Hunslet Road/B6481 Pontefract Road link Leeds city centre with junction 44 of the M1 motorway. Junction 44 of the M1 and junction 7 of the M621 are both approximately half a mile from the subject site.

Stourton is situated approximately two miles to the south east of Leeds city centre and is predominantly industrial and commercial uses including Arla Foods, Sheffield Insulation Group and Royal Mail.

## Description

The site comprises part of the former Royal Mail Sorting Office which was demolished in 2013 with part of the site being surfaced and part cleared of the former building. The site benefits from palisade fencing and the Ordnance Survey plan is below for identification purposes only.



**Total Site Area 1.19 ha (2.93 acres) or thereabouts**

## Services

We are advised the site previously benefited from all main services prior to the demolition of the former Royal Mail Sorting Office. We are now advised all mains services are connected into Skelton Grange Road although no investigations have been carried out into any services still connected to site and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised the site will need to be reassessed for rating purposes upon occupation.

The National Uniform Business Rate for 2017/18 is 49.7p in the £, ignoring transitional phasing relief.

## Planning

We are advised the former building benefited from a B8 consent and the site could be suitable for a variety of B1, B2 and B8 uses from the Use Classes Order 1987.

In addition, the site could be suitable for vehicle parking and/or external storage, subject to requisite planning with the site most recently been used by Amec as a compound.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council 0113 2348080.

## Lease Terms

The site is made re-available from April 2017 by way of a new lease for a period of years to be agreed, incorporating three yearly rent reviews.

## Commencing Rent

£75,000 per annum exclusive.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant 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 joint sole agents:-

**Michael Steel & Co**  
**Alec Michael**

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

**CBRE**  
**Dave Cato**

**Tel: 0113 3948821**  
**[david.cato@cbre.com](mailto:david.cato@cbre.com)**

**Our Ref: 1588/A/M**  
**Updated October 2017**

**Subject to Contract**



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**0113 2348999**  
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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.