

FOR SALE

# INDUSTRIAL MANUFACTURING / WAREHOUSE

On the instructions of A Taylor & Son



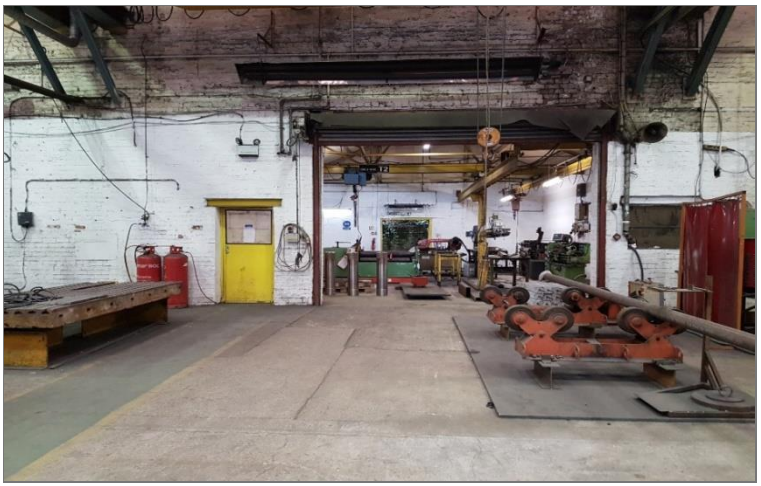
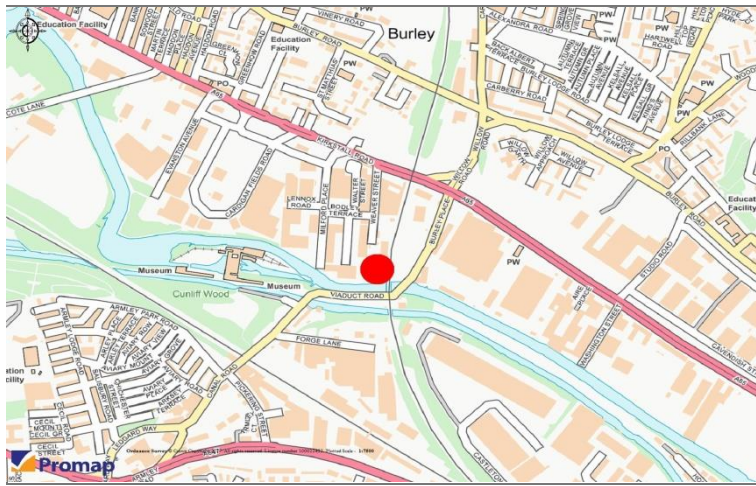
## WEAVER STREET, OFF KIRKSTALL ROAD, KIRKSTALL, LEEDS, LS4 2AU

OFFERS IN THE REGION OF £1,250,000

- \ Located off the main arterial route into the west end of the city, Kirkstall Road.
- \ Opportunity of interest to owner occupiers.
- \ Major flood defense measures carried out in 2016.

AVAILABLE SPACE  
2,369.94m<sup>2</sup> (25,510sq ft)





## LOCATION

The premises are located on Weaver Street in the Kirkstall district of Leeds. The site itself is at the end of Weaver Street bounded by the River Aire and the Leeds/Harrogate Railway Viaduct.

The surrounding area is a mix of commercial/industrial buildings. The site is approximately one mile north west of Leeds city centre.

## DESCRIPTION

The premises comprise of a steel portal frame industrial building clad in brick and profile metal sheeting.

This building has loading access to the front service yard and also has a number of additional workshop/storage areas constructed beneath the adjacent railway arches.

Attached to this building is an older industrial building constructed in brick rendered externally beneath a pitched roof covered in slate. This building contains the reception and three storey internal offices.

Externally the property has the benefit of a car park/service yard to the front and a larger service yard to the rear.

UNIT	M <sup>2</sup>	SQ FT
Factory	2,127.01	22,895
First floor office	168.52	1,814
Second Floor Office	74.41	801
<b>Total</b>	<b>2,369.94</b>	<b>25,510</b>

## RATEABLE VALUE

Description / Workshop and Premises

Rateable value / To be reassessed

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

A minimum term of 5 years FRI on leasehold terms may be considered.

Offers in the region of £1,250,000.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 0113 241 0940  
 Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
 Email / [charles.o'hara@eddisons.com](mailto:charles.o'hara@eddisons.com)

**NOVEMBER 2017**  
**SUBJECT TO CONTRACT**  
 FILE REF / 711.4019A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 0113 241 0940

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

# Energy Performance Certificate

Non-Domestic Building



A Taylor & Sons Ltd  
Weaver Street  
LEEDS  
LS4 2AU

Certificate Reference Number:  
0694-0295-2630-7690-9303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

◀ 109

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	2457
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	117.84
Primary energy use (kWh/m <sup>2</sup> per year):	676.78

## Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
83	If typical of the existing stock