

TO LET

UNIT 1 13,490 sq ft (1,253.26 sq m)

OLD MILL BUSINESS PARK
BOWCLIFFE ROAD / GIBRALTER ISLAND ROAD
LEEDS, LS10 1RJ



+ Fully refurbished modern detached hybrid warehouse unit

+ Fully secure site with two gated access points

+ Ample staff parking provisions

CBRE

TO LET UNIT 1

OLD MILL BUSINESS PARK
BOWCLIFFE ROAD / GIBRALTER ISLAND ROAD
LEEDS, LS10 1RJ



FULLY REFURBISHED MODERN DETACHED HYBRID WAREHOUSE UNIT

LOCATION

The property is situated on the well-established Old Mill Business Park and prominently fronts the east side of the roundabout between Old Mill Lane and Gibraltar Island Road with access to the property directly off Bowcliffe Road. Old Mill Business Park lies approximately 1 mile to the south-east of Leeds City Centre and is easily accessible from Junction 7 of the M621 and Junction 44 of the M1 via the A639 (Pontefract Road). The surrounding area is well established covering a mixture of established commercial uses including industrial/warehousing, trade counters, offices and car showrooms.

DESCRIPTION

The property is a fully refurbished modern hybrid warehouse unit incorporating two storey office accommodation. The property is of steel portal framed construction with brickwork and profile sheet cladding to the elevations and benefits from the following key features:

- Fully refurbished modern detached hybrid warehouse unit
- Secure site with two gated access points
- Ample staff parking provisions
- Warehouse heated and lit
- 6.1m to the underside of haunch in the warehouse
- Electric ground level loading door
- Two Storey office accommodation including WCs and Kitchenette

SERVICES

All mains services are connected to the property.

EPC

Full EPC available upon request.



CONTACT US

SOPHIE ANGUS
Industrial and Logistics

DD: 0113 394 8763

sophie.angus@cbre.com

ELLIE MCCOLLIN
Industrial and Logistics

DD: 0113 394 8835

ellie.mccollin@cbre.com

ACCOMODATION

The property has been measured on a Gross Internal Area basis in

AREA	Total Sq m	Total Sq ft
Warehouse	510.47	5,495
Ground Floor Offices	337.53	3,633
First Floor Offices	405.22	4,362
TOTAL GIA	1,253.26	13,490
Mezzanine	158.01	1,701

BUSINESS RATES

The property has the following 2017 list rating assessment:

Rateable Value: £81,500

Description: Warehouse and Premises

Rating Authority: Leeds City Council

Interested parties are advised to make their own enquiries with the Rating Department of Leeds City Council.

PLANNING

From verbal enquiries of the Local Planning Authority we understand that use classes B1c, B2 and B8 are acceptable in principle. Interested parties should make their own enquiries of Leeds City Council Planning Department.

TERMS

The property is available by way of sub-lease or assignment. Alternatively the property may be available by way of a new Full Repairing and Insuring lease - subject to agreeing a surrender of the current lease agreement. For further information please contact the sole agents.



CBRE

+44 (0)113 394 8800

www.cbre.co.uk

SUBJECT TO CONTRACT Disclaimer: CBRE Limited, November 2019

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.