



## FOR SALE

**SELF CONTAINED  
INDUSTRIAL STARTER  
UNIT WITH LARGE  
SECURE YARD AND EASY  
ACCESS TO J46 OF M1**

**6,235 SQ FT (579.3 SQ M)  
ON  
0.21 Ha (0.52 acres)**

**UNIT 8  
ASTLEY WAY INDUSTRIAL  
ESTATE  
ASTLEY WAY  
SWILLINGTON  
LEEDS  
LS26 8XT**



**Location**

The subject premises are located to the rear of Astley Way Industrial Estate in Swillington, approximately 8 miles south east of Leeds City Centre. The site is extremely well placed for the national motorway network, being in close proximity to J30 of the M62 and J45 and J46 of the M1 motorway.

The surrounding properties on Astley Way Industrial Estate are a mixture of industrial premises, some of which are occupied by medical research companies such as Tissue Regenix and Jenavalve whilst other more traditional occupiers on the estate include J F Plastics, DMF Dalesman Fabrication Ltd, Tanglewood Guitars and Orion UK.

**Accommodation**

Description	Approximate G.I.A	
	SQ M	SQ FT
Warehouse	447.9	4,821
Ground Floor Offices / WCs / Mess Facilities	65.7	707
First Floor Offices / Laboratory Space	65.7	707
<b>Total</b>	<b>579.3</b>	<b>6,235</b>



### Description

The property comprises a detached self contained steel portal framed industrial unit which benefits from two storey office/laboratory accommodation together with warehouse/production areas. The unit benefits from a mixture of brick and profile metal cladding beneath a profile metal roof incorporating some translucent roof panels.

Internally the office element includes individual offices, stores, WCs, kitchenette and staff changing facilities at ground floor level with further office and laboratory space at first floor level. The warehouse benefits from 2 roller shutter doors and eaves heights ranging from 4.4 m to 5.6 m. Externally the premises benefit from an oversized concrete yard area with steel palisade fencing.

### EPC

The property has been assessed and achieved a B (44) rating. A full EPC is available upon request.

### Business Rates

Rateable Value

As from 1<sup>st</sup> April 2017:

Warehouse and Premises £25,000

### Mains Services

All mains services are connected to the premises.



### Viewings and Further Information

Strictly by prior appointment with the agents:

**Contact:** Jonathon White  
**Tel No:** 0113 221 6141  
**Email:** [jonathon.white@sw.co.uk](mailto:jonathon.white@sw.co.uk)

**Contact:** Tom West  
**Tel No:** 0113 221 6112  
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**Sanderson Weatherall LLP**  
**6<sup>th</sup> Floor, Central Square, 29 Wellington Street, Leeds**  
**LS1 4DL**



### Price

Offers in the region of £400,000 exclusive

### VAT

VAT if payable, is in addition to the above quoted figures.

### Legal Costs

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

### Tenure

Long leasehold at a peppercorn rent from Leeds City Council with 74 years remaining.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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