

FOR SALE

MODERN OFFICE/INDUSTRIAL UNIT



MILLCROFT, GATEWAY DRIVE, YEADON, LS19 7XY

- 6,181 sq.ft (574.23 sq.m)
- Situated on an established commercial estate
- 18 on-site car parking spaces
- Within half a mile of the A658
- Popular suburb
- Walking distance to Yeadon town centre

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is situated on Gateway Drive, an established commercial location in Yeadon, with easy access to New Road which leads to the A658 trunk road around half a mile south. The property is also within easy reach of Yeadon High Street located less than a mile away.

Units on the estate are occupied by a mixture of industrial and office users. Nearby occupiers include Dene Healthcare, Microtek UK, MMM Medical Equipment UK, Epilepsy Action, Interface Clinical Services, Smith Settle Printing & Bookbinding, Drammock International, and Royal Mail.

DESCRIPTION

The property comprises a detached steel portal frame industrial building currently arranged as a number of open-plan and cellular offices across ground and first floor levels.

At ground floor there is an entrance foyer, reception, open-plan and cellular office rooms, kitchen/staff area and WC facilities. At first floor there are further open-plan and cellular offices, staff area, WC's and stores.

The property has gas central heating throughout, suspended ceilings with CAT II lighting. Some of the offices are fitted with air conditioning units. There is a vehicle roller shutter door for goods access.

Externally, there is private on-site parking to the front and side of the property providing space for 18 cars.

ACCOMMODATION

The property has the following Gross Internal Floor Areas:-

Ground Floor	286.23 sq.m.	3,081 sq.ft.
First Floor	287.99 sq.m.	3,100 sq.ft.
Total GIA	395.51 sq.m.	3,869 sq.ft.

All measurements have been taken compliant to the RICS code of measuring practice

PRICE

We are seeking offers in the region of **£420,000** with vacant possession, subject to contract.

SITE AREA

Approximately 0.154 ha (0.38 acres).

RATES

We understand the property is assessed as follows:-

Rateable Value £37,750

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ANTI-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.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (69). A copy of the EPC is available on request.

LEGAL COSTS & VAT

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

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

By appointment with the agents:-

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Subject to Contract
March 2022

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.

