

FOR SALE

WAREHOUSE / TRADE COUNTER UNIT WITH OFFICES



Unit 5, Domestic Street Industrial Estate,
Sydenham Road, Leeds, LS11 9RU

- **4,370 SQ FT (406.03 SQ M)**

- **Yard & parking**

- **Rare opportunity to purchase via Long Leasehold**

- **Prominent location fronting the A643**

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LOCATION

The premises are well located just off Domestic Street, prominently fronting the A643 which in turn links into the Armley 'Gyratory'. J.2 of the M621 is less than 1 mile distant. Occupiers in the vicinity include Dunelm Mill, Salford Van Hire, SIG, ARCO, CEF and Big Yellow Self Storage.

DESCRIPTION

The unit comprises a single-storey industrial / trade-counter with a single-storey integral office / reception. The premises benefit from an internal eaves height of 4.11m. Drive-in access is available via a single roller shutter door. Mezzanine storage is available over the offices.

RATEABLE VALUE

The premises have a 2017 Rateable Value assessment of £22,750.

The billing authority reference is 2054295304316.

TERMS

The land and premises extending to approx. 0.268 acres are offered for sale via a long ground lease dated 08.11.1976 for a term of 85 years (c.45 years unexpired) at an annual rent of £8,250 pa. A copy of the ground lease is available from the sole selling agents.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	338.35	3,641
Offices	67.68	729
TOTAL:	406.03	4,370

CONTACT

The sole agents, Holder & Co on

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