

FOR SALE
INDUSTRIAL UNIT WITH OFFICES & YARD

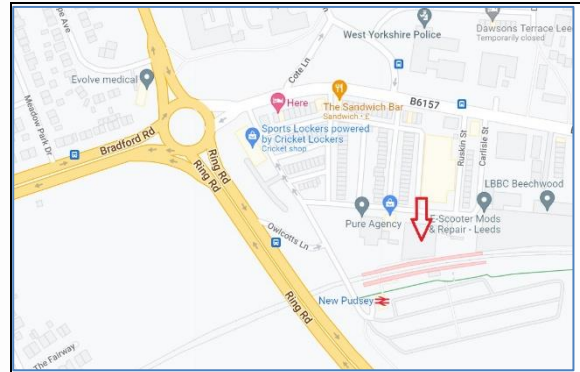


VACANT POSSESSION SALE – DUE TO BUSINESS RE-LOCATION

**MONTROSE WORKS, BRADFORD
ROAD, STANNINGLEY, LEEDS,
LS28 6QA**

- 11,445 sq. ft (1,063.27 sq. m)
- Rare freehold opportunity
- Car parking / secure yard area





LOCATION

The property is well located just off Bradford Road, c. 6 ½ mile to the west of Leeds City Centre, Bradford City Centre is 3.5 miles distant. The Leeds Outer Ring Road is close by.

DESCRIPTION

The premises comprise industrial accommodation with single storey office / stores accommodation. There is a dedicated yard to the western elevation with access from Owlcotes Lane.

TERMS

The premises are offered for sale at a quoting price of £860,000 plus VAT.

ACCOMMODATION

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

Description	Sq m	Sq ft
Ground Floor Works:	1,012.32	10,897
Ground Floor Offices / Stores:	50.95	548
TOTAL	1,063.27	11,445

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

Business rates will be payable. Further information can be obtained from Valuation Office Agency.

CONTACT

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Subject to Contract