

TO LET

PROMINENT TRADE COUNTER / WAREHOUSE PREMISES



Cherrywell House, Gelderd Road, Leeds, LS12 1AS

- 5,747 sq ft (533.91 sq m)
- Prominently fronting the A643 dual carriageway
- Yard / parking area
- Surrounding occupiers include - ARCO, CEF, Eurocell
& Howdens





LOCATION

The property is prominently located fronting the A643 dual carriageway which links J.2 of the M621 to the Armley Gyratory. Leeds city centre is within ½ mile.

DESCRIPTION

The property comprises a detached single storey trade counter / warehouse unit with an eaves height of 6m. Access is via a single roller shutter door. The property is currently fitted with trade counter and office facilities. Externally the premises benefit from a dedicated service yard along with secure parking. There is a substantial mezzanine floor currently within the unit which can be utilised or removed in full, or in part, to suit future occupiers needs.

TERMS

The premises are available by way of a new lease at an initial rental of £51,725 per annum exclusive for a term of years to be agreed.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

| Description | Sq m | Sq ft |
|--------------------------------|---------------|--------------|
| Warehouse: | 406.42 | 4,375 |
| 1 st Floor offices: | 32.16 | 346 |
| Trade counter and WC's: | 95.33 | 1,026 |
| TOTAL | 533.91 | 5,747 |

LEGAL COSTS

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

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £37,250.

CONTACT

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