

**FOR SALE**  
**INDUSTRIAL UNIT WITH OFFICES & YARD**

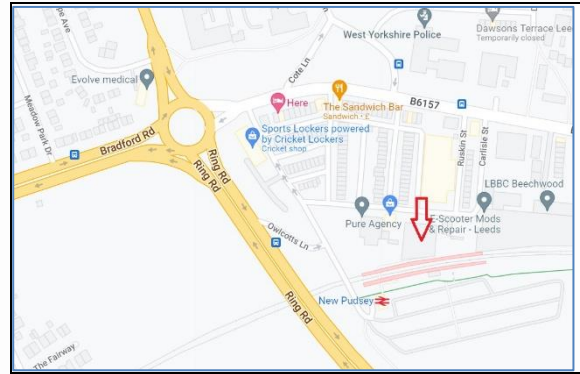


**\*VACANT POSSESSION SALE – DUE TO BUSINESS RE-LOCATION\***

**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
<b>TOTAL</b>	<b>1,063.27</b>	<b>11,445</b>

## 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