

# FOR SALE

## WAREHOUSE WITH OFFICES

### 13,172 SQ FT



- Rare Freehold Opportunity
- Prominent South Leeds location
- Detached unit with secure yard

**1 APEX WAY  
LEEDS  
LS11 5LN**

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## **LOCATION**

The property is situated on Dewsbury Road immediately adjacent to the Audi showroom facility and Junction 3 of the M621. Leeds City Centre is approximately 1 mile to the south. The property itself is located on Apex Way which is accessed immediately off Dewsbury Road.

## **DESCRIPTION**

The property comprises a modern steel portal frame construction with a cement sheet roof incorporating translucent roof light panels, brick and clad elevations and a 2-storey glazed office to the front elevation. The warehouse is lit by fluorescent lighting. The office benefits from gas central heating.

The property sits on a site of approximately 0.56 acres and is secured by a palisade fence.

## **ACCOMMODATION**

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property provides the following combination on a gross internal area basis:-

Warehouse -	9,920 sq ft
Ground floor office -	1,626 sq ft
First floor office -	<u>1,626 sq ft</u>
<b>Total -</b>	<b>13,172 sq ft</b>

## **EPC**

The property has been assessed as having an Energy Performance Asset Rating of Band D (89).

## **RATEABLE VALUE**

<u>Description</u>	<u>Rateable Value</u>
Warehouse and Premises+	<b>£58,500</b>

## **TERMS**

The freehold of the property is offered For Sale alternatively the owner may consider granting a lease for a number of years to be agreed.

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## **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

## **VIEWING / FURTHER INFORMATION**

For further information or an opportunity to view please contact:

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