

# To Let

Units 5 - 8 Whitehall Industrial Estate, Ashfield Way, Leeds, LS12 5JB

**Detached Industrial/Warehouse Unit**

**41,510 Sq Ft / 3,856.4 Sq M**



## To Let

### Location

Units 5-8 are located on Whitehall Industrial Estate in Leeds, which offers excellent connectivity to major road networks, being just off the Outer Ring Road close to its junctions with the A62 Gelderd Road and the M621. Leeds city centre is also very accessible, being approximately 3 miles to the east.

### Accommodation

Area	Sq Ft	Sq M
Warehouse	40,795	3,790
Canteen/Welfare	714	66.4
<b>TOTAL</b>	<b>41,510</b>	<b>3,856.4</b>

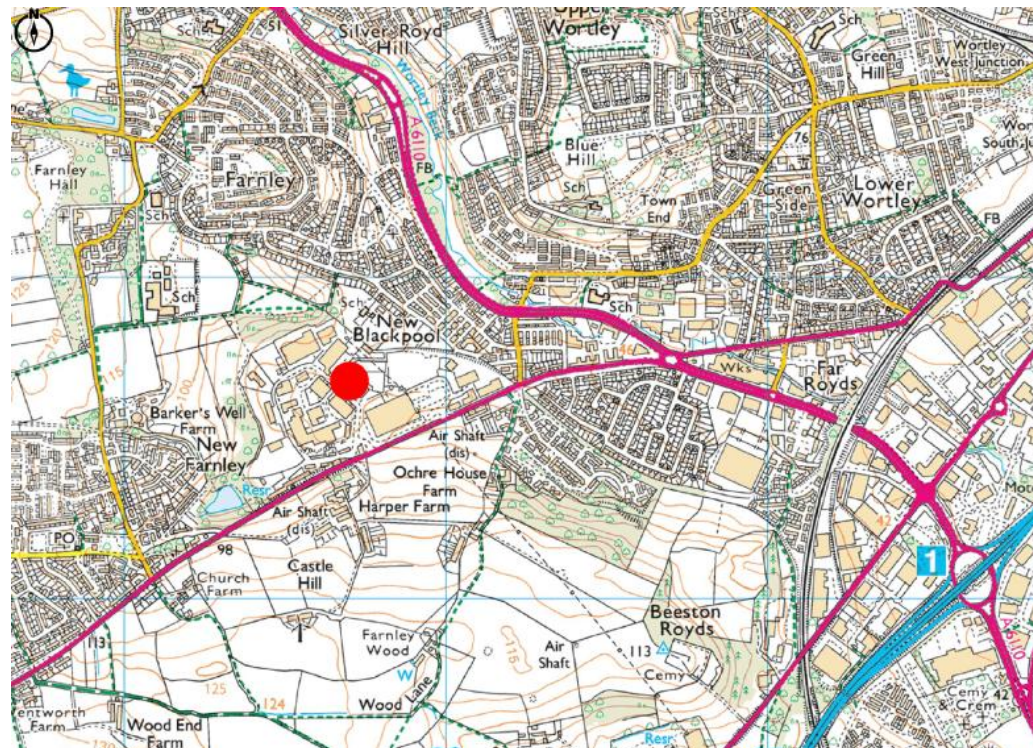
### Tenure

Available by way of Sub-Lease or Assignment.

The lease commenced 19<sup>th</sup> July 2019, and is for a period of 10 years, expiring on the 18<sup>th</sup> July 2029. The rent was reviewed in July 2024, and so the passing rent of £292,551 pax is now fixed to lease expiry in 2029. This is at the very competitive level of £7.05psf.

The Landlord may also consider a new letting by way of a new full repairing and insuring lease, subject to lease terms and covenant. Please enquire for further details.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



### Description

The detached unit is of steel portal frame construction in 4 bays, with part brick, part metal profile elevations under a pitched roof, with a concrete floor.

The unit benefits from the following brief specifications:

- 6.5M Eaves Height
- 4 Ground Level Loading Doors
- Large Secure Yard area
- LED Lighting throughout
- Welfare Facilities & Canteen
- Approximately 10% Translucent Roof Panels
- Adjacent separate secure yard, available on separate agreement

# To Let

## Site Plan

Approximate site boundary.



## EPC

EPC Rating: D - 86

## Rateable Value

According to the VOA, the premises has the following Valuation:

**Description:** Warehouse & Premises

**Rateable Value:** £143,000



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# To find out more:

## **Rob Oliver**

+44 (0) 113 280 8034

+44 (0) 7769 643 325

[rob.oliver@avisonyoung.com](mailto:rob.oliver@avisonyoung.com)

Or Jake Pygall at joint agents Cushman and Wakefield – 07795 237286

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

