



Well Located Secure Open Storage Yard 0.7 Acres (0.28 Hectares)

- Excellent location close to Leeds City Centre and Motorway
- Fully secure with Paladin fencing and electric security gate
- Regular shaped site with tarmac hardstanding

Well Located Secure Open Storage Yard - To Let

0.7 Acres (0.28 Hectares)

Location

The subject property is located on Knowsthorpe Lane immediately accessed off the A63, which leads to J45 of the M1 or to Leeds City Centre. The property is ideally located 2 miles from the Centre of Leeds and 3 miles from the M1 motorway and less than 1 mile from the M621.

Description

The subject property comprises a fully secure regular shaped open storage yard. The yard is regular shaped and level. The hardstanding is made up of majority tarmac with some concrete storage areas to the sides of the site. The site is fully secured with Paladin fencing on all perimeters. The site is accessed via an electric gate with fob access.

There is electric, water and drainage to the site where there has previously been an onsite cabin.

Accommodation

We have measured the site to have a total area of 0.70 acres.

DESCRIPTION	ACRES	HECTARES
Langtons Yard	0.7	0.28
TOTAL	0.7 ACRES	0.28 HECTARES

Terms

The site is available to lease by way of a new lease on terms to be agreed. Quoting rent £52,500 per annum.

VAT

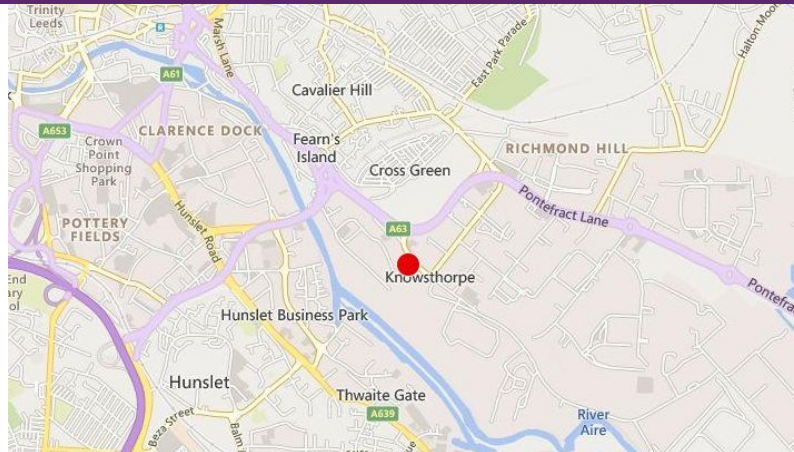
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Each party is to make their own enquiries with the local authority.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

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

Further Information

For further information please contact the sole agents CPP

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cpppartners.co.uk

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cpppartners.co.uk

October 2022



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.