

STEPHENTONKIN

COMMERCIAL PROPERTY CONSULTANT

TO LET

**UNIT 4 DEVRO COURT
KNOWSTHORPE WAY
CROSS GREEN INDUSTRIAL PARK
LEEDS LS9 0SW**

A MODERN WELL-APPOINTED WAREHOUSE/WORKSHOP
4,835 sq ft / 449 sq m



- M1 jct 45 just 1.8 miles via dual carriageway (A63 East Leeds Link)
- Secure courtyard with good loading & car parking facilities
- Heating & lighting installed to warehouse & offices
- Includes ground floor workshop area with mezzanine storage above

07885 604624

info@stephentonkin.co.uk
www.stephentonkin.co.uk

LOCATION

Devro Court is situated within the well-established Cross Green Industrial Park, one of Leeds' largest industrial estates, just a few miles east of the city centre and now within easy access of the M1 motorway via the A63 East Leeds Ring Road.

DESCRIPTION

Unit 4 comprises an end of 4 terraced units built in 2000, constructed around a single-span steel portal frame with 6.9 metres internal eaves height. External walls are of brickwork, with blockwork inner skin, surmounted by profiled metal cladding with insulation panels. The pitched roof is of insulated metal panel construction and incorporates translucent roof light panels.

The floor is of level reinforced concrete slab, with a full-size electrically-operated 'up & over' goods loading door. A ground floor office with adjoining kitchenette/document store is provided, together with a single WC with wheelchair access. There is a larger single office at first floor. A steel framed mezzanine decking has been enclosed at ground level to provide useful workshop/secure storage areas.

A large secure courtyard is shared by the 4 tenants, offering a spacious goods loading and turning area together with allocated car parking. Unit 4 has 6 dedicated parking bays, plus visitor parking in front of the unit.

ACCOMMODATION

	sq ft	sq m
Warehouse / workshop	3,525	327.53
GF office / kitchenette / WC	267	24.80
1F office	239	22.25
Mezzanine storage	804	74.73
Total floor area (gross internal)	4,835	449.31

SERVICES

All main services are connected, including 3-phase electricity. Suspended sodium light units and a gas-fired warm air blower unit are fitted to the warehouse area. The offices are provided with fluorescent lighting and electric free-standing panel radiators.

RATING ASSESSMENT

From enquiries to the Valuation Office Agency the property is assessed as follows:-

"Warehouse & premises" Rating Authority - Leeds City Council
Rateable Value £18,750 (2010 List) UBR (2010 -11)=£0.414 in the £

FURTHER INFORMATION

Accompanied viewing only - please phone letting agent to arrange appointment.

Additional information on this property, such as photos, plans, etc. are available from the letting agent. Details of the Energy Performance rating can be provided on request.

SUBJECT TO CONTRACT.

Details prepared February 2010.



LEASE TERMS

Unit 4 is available by way of a new lease for a preferred period of 10 years, on usual Tenant's full repairing & insuring (FR&I) terms, incorporating a rent review after 5 years.

Rent required - £22,500 per annum, exclusive of all outgoings, payable quarterly in advance.

A service charge, covering proportionate costs of Buildings Insurance premium; site security and landscaping / maintenance of common parts, is payable - approximately £300 per quarter, dependent upon costs incurred.

The tenant will be required to contribute to the cost of lease preparation and completion.

VAT at standard rate is chargeable on the rent and services.

Please contact the sole letting agent:

07885 604624

info@stephentonkin.co.uk

www.stephentonkin.co.uk

Misrepresentation Act 1967: Messrs Stephen Tonkin Limited for themselves, the joint agents if any, and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract and 2. None of the statements contained in these particulars as to the property may be relied upon as statements or representations of fact and 3. Any intending purchaser or lessee must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained within these particulars and 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Stephen Tonkin Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property and 5. The reference to any plant, machinery, equipment, services, fixture or fittings within or attached to the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

Any intending purchaser or lessee must satisfy itself as to the suitability and fitness of such items for their present and intended use.

Finance Act 1989: Unless otherwise stated all prices and/or rents quoted are deemed to be exclusive of V.A.T.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.