



**WATLING**  
REAL ESTATE

**FOR SALE**

**FREEHOLD WORKSHOPS WITH STORAGE & OFFICES - 2,813 SQ FT (261.3 SQ M)  
AND A SECURE YARD OVER 0.092 ACRE (0.037 HECTARE).**

**ON BEHALF OF JOINT LIQUIDATORS**

**THE COURTYARD  
CLEVELEYS STREET  
HOLBECK, LEEDS  
LS11 0AF**



# HIGHLIGHTS

- 2,813 SQ. FT. OF WORKSHOP ACCOMMODATION ALONGSIDE STORAGE AND OFFICE ACCOMMODATION SURROUNDING A SECURE CENTRAL COURTYARD
- EXCELLENT CONNECTIVITY WITH J2 OF THE M621 LOCATED TO THE IMMEDIATE SOUTH WEST OF THE PROPERTY
- SITUATED IN CLOSE PROXIMITY TO LEEDS CITY CENTRE.
- SUITABLE FOR CONTINUED USE AS A BUILDER'S YARD AND OFFICES BUT ALSO HAS REDEVELOPMENT POTENTIAL (STP)
- TOTAL SITE AREA OF 0.092 ACRES.



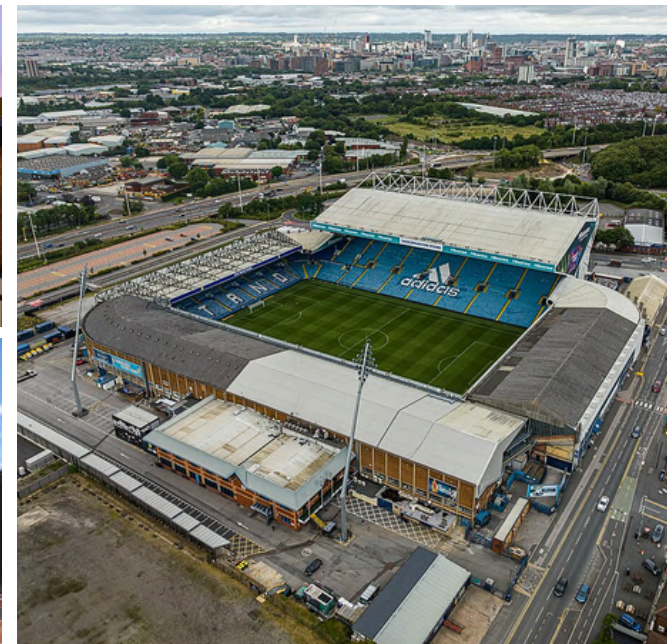


# LOCATION

The property is located in Holbeck, an inner-city area of Leeds with a population of 5,505 in the 2011 census. Leeds city centre lies approximately 1.5 miles to the north (approx. 10 mins drive time).

The city region forms the UK's largest and most diverse economy outside of London with the traditional strength of financial and professional services complementing manufacturing and digital sectors.

The city benefits from close proximity to the M1, M62 and A1(M), allowing easy onward road access to the remainder of the UK. The property itself is conveniently located for the motorway network with Junction 2a of the M621 Motorway lying within 1-minutes' drive.





# LOCATION

**M621  
MOTORWAY**

**JUNCTION 2  
M621**

**SUBJECT  
PROPERTY**





# DESCRIPTION

The property comprises 3 no. principal buildings surrounding a secure central concrete surfaced yard area. The property is secured by a heavy-duty metal security gate.

'Unit 4' comprises a single storey brick-built office/ workshop premises under a pitched sheet profile clad roof. Internally the accommodation provides an open plan workshop / office benefitting from concrete floor, painted and plastered walls and ceiling along with fluorescent strip lighting. The unit also has the benefit of a small kitchen and w/c.

'Unit 6' comprises a two-storey brick-built "back to back" style building with a double garage extension under a mono pitch roof. To the ground floor are two workshops, both accessed via large concertina loading doors. To the first floor is a large open plan office with two in addition to two smaller private offices. The offices benefit from gas fired central heating, timber floors with carpet covering, painted plaster walls and ceilings, kitchen and w/c.

'Unit 8' is a two-storey brick-built building under a mono pitched sheet profile clad roof. To the ground floor are two lock-up workshops/stores and a single storey garage attached to the end of the building. To the first floor, accessed via an external staircase, is an open plan office with kitchen and w/c. The office benefits from timber floors, painted plaster walls and ceilings and category II lighting.





# FURTHER INFORMATION

## ACCOMMODATION

Description	Sq ft	Sq m
Unit 4	217	20.11
Unit 6	1,595	148.20
Unit 8	1,001	93.2
Total	2,813	261.51

## TENURE

Freehold. Held under registered title number WYK448126.

## EPC

The various buildings have been assessed and copies of the Energy Performance Certificates are available upon request.

## BUSINESS RATES

We understand that the property has a Rateable Value of £11,040 within the current rating list (01 April 2023).

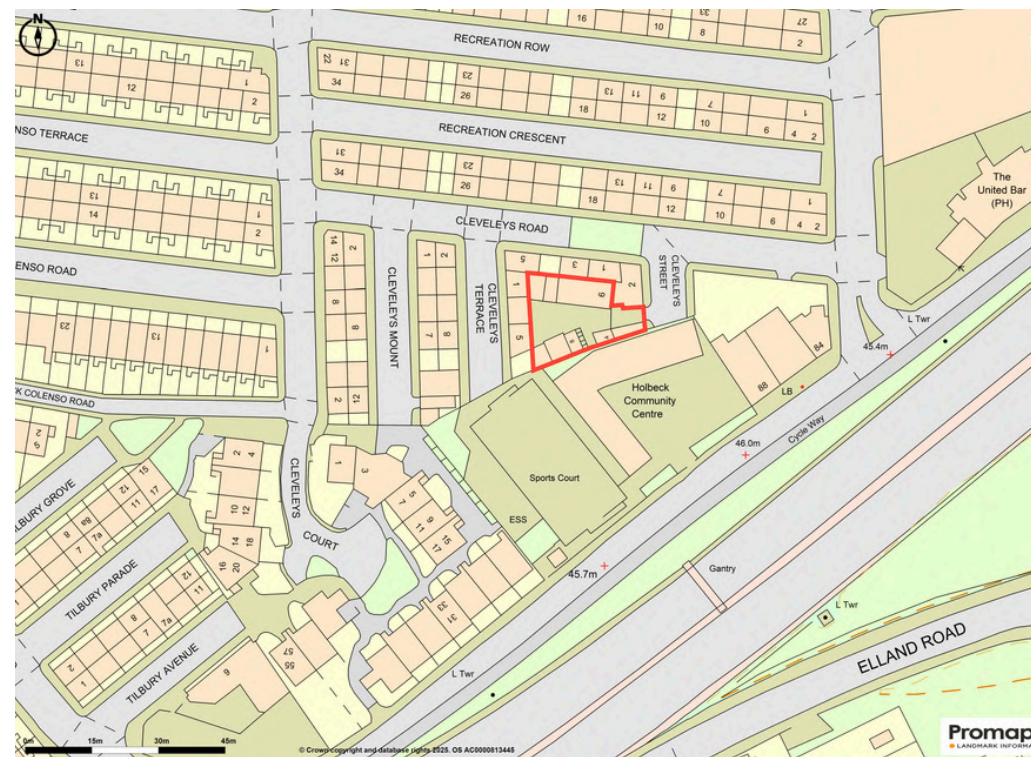
Interested parties should make their own enquiries with the Local Authority to verify this information.

## PROPOSALS

Offers are invited for the freehold interest.

## VIEWINGS

Strictly by prior appointment with Watling Real Estate acting as sole agent.







# WATLING

REAL ESTATE

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