



**UNIT 1 SCOTH PARK TRADING ESTATE
FORGE LANE
LEEDS
LS12 2PY**

**FOR
SALE**

SUBSTANTIAL INDUSTRIAL UNIT

TOTAL AREA: 14,617 SQ FT (1,358.5 SQ M)

LOCATION

The property is located on Forge Lane off Viaduct which comprises a number of industrial units. The unit is located between Kirkstall Road and Armley Road which provides access to the M621. The property is within 2 miles of motorway access.

DESCRIPTION

Externally, the property consists of 50% blockwork and 50% cladding and benefits from an electric roller shutter. Internally, the unit is open plan and benefits from LED lighting, 3 phase electricity and office space at ground and a first-floor level. The offices are located in the front right of the unit.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of 14,617 sq ft (1,358.5 sq m).

TERMS

The property is offered for sale on a freehold basis, with full vacant possession at a guide price of **£695,000**. It is understood that VAT is not applicable.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£38,250**. Interested parties are advised to direct further enquiries to the local authority.

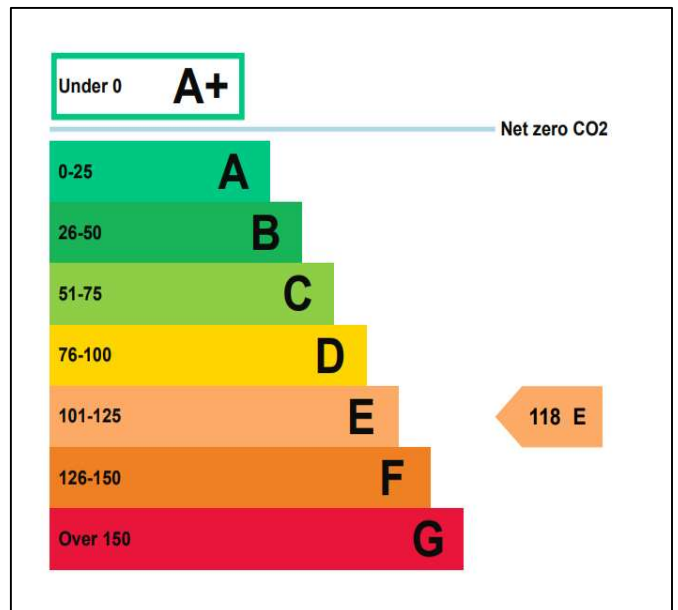
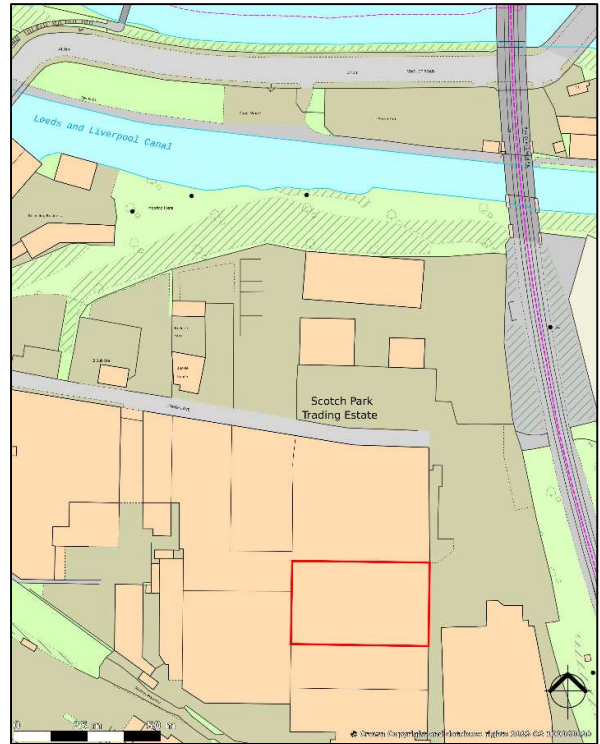
VIEWING/FURTHER INFORMATION

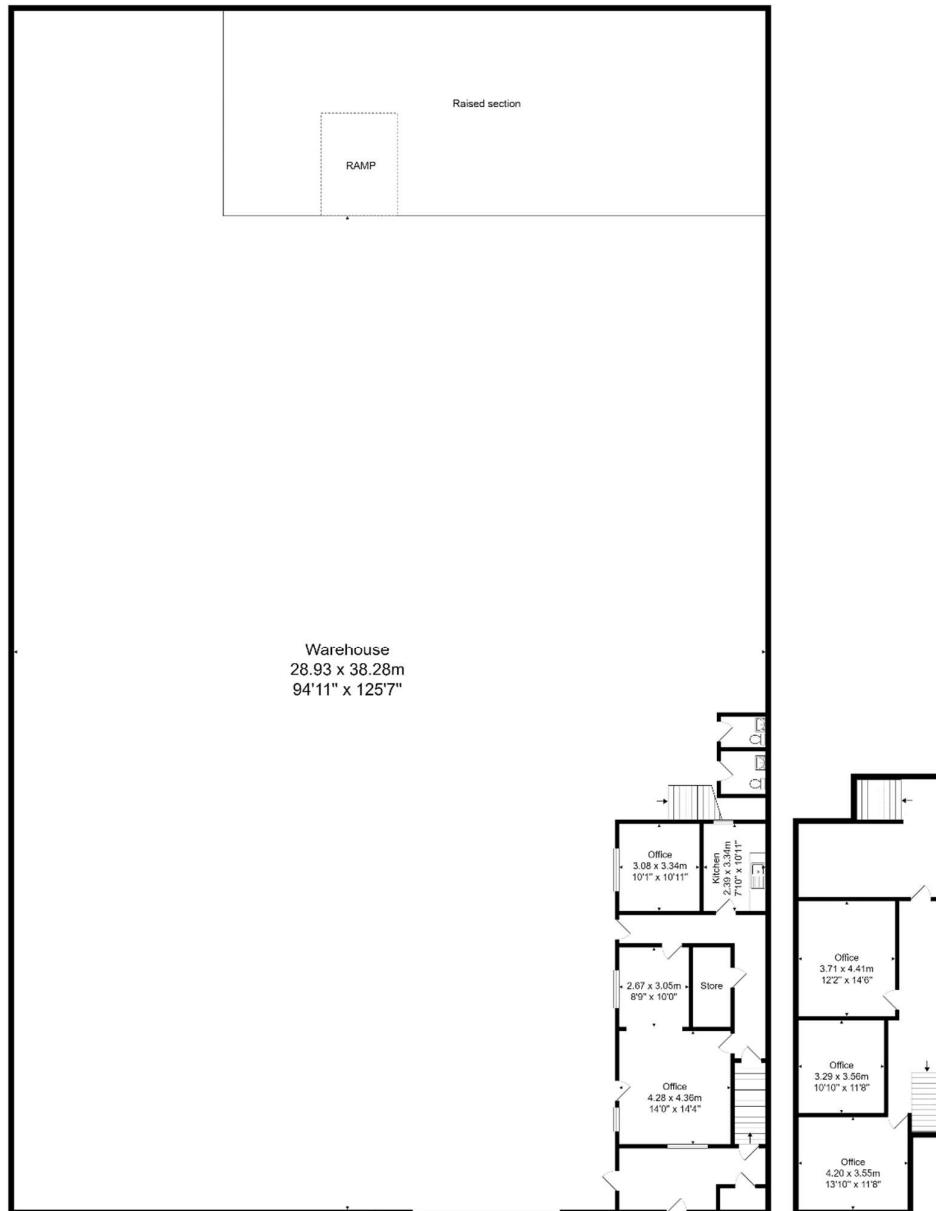
For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared October 2023

SPD/LPJ





All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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MISDESCRIPTONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.