



## To Let (May Sell) Modern Detached Industrial Unit

( 1,669 SQM / 17,964SQ.FT )

FAIRBURN HOUSE,  
GREEN LANE,  
GARFORTH, LS25 2AF

- Close Proximity to A1(M) & M1
- Site Area 1.2 Acres
- Office Content – 7,814 SQ.FT
- Extensive Car Parking & Yard
- Approx 7.3m Eaves

**malcolm**  
**stuart**  
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## Available September 2024

The unit comprises ground floor warehouse/workshop accommodation (approx. 7.3m eaves) with a mezzanine floor to the rear. The workshop has a roller shutter door for access as well as 5 personnel doors around the perimeter. At the front of the property there are 2 storey offices with air conditioning to the majority, staff facilities and an elevator accessed off the main entrance and reception foyer. Parking for the unit is both immediately in front of the property and also in the extensive yard to the rear.

The property is located on Green Lane in Garforth, West Yorkshire. Garforth is a popular residential and business location lying approximately six miles east of Leeds with good access to Leeds city centre either by rail or road access (A63 and A64). The A1 (M) runs to the east of Garforth with two principal access points within 2 miles of the site with the A1/M1 link road running to the north of Garforth.

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More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**68** This is how energy efficient the building is.

Description	SQ.FT (GIA)
<b>Ground Floor</b>	
<b>Machinery / Stores area</b>	2605
<b>Workshop</b>	5145
<b>Mezzanine</b>	2400
<b>Offices</b>	3907
<b>First Floor</b>	
<b>Offices</b>	3907
<b>Total</b>	17,964

## BUSINESS RATES -

Office & Premises £89,000

Uniform Business Rate for 2022/23 is 0.546 giving rates payable of approximately £48,594

## PLANNING

We recommend that interested parties make their own enquiries with Leeds Planning Department on this - 0113 222 444 or visit their website: [Planning.permission.leeds.gov.uk](http://Planning.permission.leeds.gov.uk)

## TERMS

The premises are being made available on a new FRI lease for a number of years to be negotiated at a guide rental of £125,000 per annum Exc

Offers are also being invited for the freehold interest with vacant possession.

\*Please be advised this property is elected for VAT\*

## VIEWING

Strictly by appointment only

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared June 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.