



For Sale

Burley Bridge Mills, Viaduct Road, Leeds, LS4 2AP

- HIGH QUALITY VERSATILE OFFICES
- SUITABLE FOR REDEVELOPMENT – SUBJECT TO PLANNING
- LARGE CAR PARK WITH 85 SPACES. POTENTIAL OPTION TO BUILD ON CAR PARK
- LOCATED WITHIN CLOSE PROXIMITY TO LEEDS CITY CENTRE, BURLEY & KIRKSTALL
- FREEHOLD
- CLOSE TO SIGNIFICANT NEW RESIDENTIAL DEVELOPMENTS

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



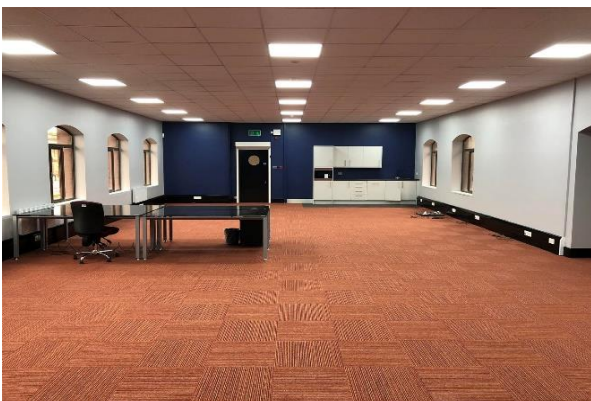
Location

Burley Bridge Mills is located on Viaduct Road in close proximity to the A65 Kirkstall Road, which provides direct access to the city centre. The subject property is situated approximately 1.5 miles west of Leeds city centre and 8 miles east of Bradford. Surrounding uses include a mixture of office, residential and light industrial, with local amenities provided in nearby Kirkstall, Burley, Armley and Leeds city centre.

Description

The subject property comprises a refurbished detached 3-storey office building. The property is of traditional brick construction with a pitched slate covered roof. Internally the building offers generally open plan floor layouts over 3 floors and benefits from the following specification, including:

- ◆ 10 person passenger lift
- ◆ Double glazed windows
- ◆ Perimeter trunking
- ◆ Predominantly LED lighting
- ◆ Modern reception
- ◆ Communal meeting rooms



Accommodation

An Area Measurement Survey was undertaken in accordance with the guidelines as described in the Sixth Edition (September 2007) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors (RICS) and the building provides for a total NIA of approximately **18,240 sq ft (1,695 sq m)**.

The Gross Internal of the property is **21,329 sq ft (1,982 sq m)**.

Net Internal Area

FLOORS	SQ FT	SQ M
Ground	6,368	592
First	5,930	551
Second	5,942	552
TOTAL	18,240	1,695

Gross Internal Area

FLOORS	SQ FT	SQ M
Ground	7,607	707
First	6,861	637
Second	6,861	637
TOTAL	21,329	1,982

The site extends to an approximate site area of 0.7 acres (0.28 hectares) and currently provides 85 secure surface car parking spaces within a secure car park accessed through remote operated electric gates.



Tenure

The property is held on a freehold basis with full vacant possession offered on completion.

Title Number WYK559709.

Price

Our client seeks offers in excess of £2m for their freehold interest in this property.

The property is offered for sale by private treaty. Please be advised that our client is not obliged to accept the highest, or indeed any offer.

It is understood that VAT is applicable. All prices are quoted exclusive of VAT.

Business Rates

According to the Valuation Office Agency website, the premises has a current 2017 rateable values of:

Floor	Rateable Value
Ground	£44,000
First	£63,500
Second	£64,500
Total	£172,000

The Business Rates payable will be approximately £88,064.

Interested parties are advised to direct further enquiries to the Local Authority.

EPC

The property has an EPC rating within band D:81.

Viewing & Further Information

For further information or to arrange a viewing, please contact either of the joint agents:

Knight Frank

Contact: Eamon Fox

Email: eamon.fox@knightfrank.com

Tel: 0113 297 2433

Adair Paxton

Contact: Simon Dalingwater

Email: simon@adairpaxton.co.uk

Tel: 0113 239 5777

Contact: Alfie Stevens-Neale

Email: alfie@adairpaxton.co.uk

Tel: 0113 239 5778

Subject to Contract

Particulars: June 2020

Photographs: May 2020

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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 Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. 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: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent 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.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [June 2020]. Photographs and videos dated [May 2020].]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.