

# FREEHOLD INDUSTRIAL DEVELOPMENT / OWNER OCCUPIER OPPORTUNITY

VICEROY WORKS, LOWFIELDS ROAD, LEEDS, WEST YORKSHIRE LS12 6BS



## INVESTMENT SUMMARY

- ▶ INDUSTRIAL DEVELOPMENT / INDUSTRIAL OPEN STORAGE (IOS) / OWNER OCCUPIER OPPORTUNITY
- ▶ LOWFIELDS ROAD, LEEDS — 2 MILES SOUTH OF CITY CENTRE
- ▶ JUNCTION 2 OF M621 — IMMEDIATE ACCESS TO MOTORWAY NETWORK
- ▶ WITHIN 200 METRES OF LEEDS UNITED FOOTBALL STADIUM
- ▶ TWO SELF-CONTAINED INDUSTRIAL / WAREHOUSE UNITS PROVIDED WITH VACANT POSSESSION
- ▶ 7,194 SQ FT (668.5 SQ M) ACROSS TWO BUILDINGS
- ▶ 0.53 ACRES — SITE COVER OF 28%
- ▶ EPC RATING D (BOTH UNITS)
- ▶ FREEHOLD



OFFERS IN EXCESS OF  
**£400,000 (STC)**  
EXCLUSIVE OF VAT



LOW CAPITAL VALUE OF JUST  
**£56 PSF**

**SITE COVER  
OF 28%  
PROVIDES A  
LOW-DENSITY  
FOOTPRINT ON  
A GENEROUS  
PLOT SIZE**

**FREEHOLD INDUSTRIAL DEVELOPMENT / OWNER OCCUPIER OPPORTUNITY**

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**PK3**  
AGENCY

# LOCATION

Viceroy Works is situated on Lowfield's Road in the well-established south Leeds industrial corridor, approximately 2 miles south of Leeds city centre.

The property sits immediately adjacent to Elland Road Stadium — home to Leeds United — in a busy, mixed commercial area characterised by high-value trade counter and builders merchant occupiers.

The estate benefits from exceptional motorway connectivity, positioned just off Junction 2 of the M621, providing swift access to the wider motorway network and national distribution routes.

The immediate area is dominated by institutional-grade ownerships, with the opposite estate occupied by Edmundson Electrical and DPD, amongst others. Vacancy across the wider estate is minimal, reflecting the sustained occupier demand in this micro-location.



## LOCATION

Well established **INDUSTRIAL LOCATION**



## MOTORWAY

Easy access to **J2 of M621**



## LEEDS

**2 MILES** to Leeds city centre



## POPULATION

**3.1 MILLION** people within 30 min drive



LEEDS CITY CENTRE

A643

M621

J2

SUBJECT PROPERTY

A643

KwikFit

SCATTERGOOD & JOHNSON LTD

clip'n climb

HSS Training

R.J. HOWARD ENGINEERS LTD. CIVIL ENGINEERING CONTRACTORS

Evans Halshaw

JUMP INC by AIRHOP

UK STORAGE

LOWFIELDS ROAD

White Rose Packaging

EDMUNDSON ELECTRICAL

GELDERD ROAD

encon INSULATION

EASY ACCESS TO J2 OF M621 AND WIDER MOTORWAY NETWORK

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PK3 AGENCY

## DESCRIPTION

The property comprises two self-contained industrial/warehouse buildings, totalling approximately 7,194 sq ft (668.5 sq m) of gross internal area, set within a site of approximately 0.53 acres.

The buildings are of traditional construction with steel portal frame structure and corrugated metal profile cladding, beneath pitched roofs. The site provides a yard/circulation area between the units, with perimeter security fencing and gated vehicular access.

Both units are provided with vacant possession and are in need of refurbishment and/or redevelopment.

The site cover of 28% provides a low-density footprint on a generous plot, affording flexibility for a prospective owner occupier or developer to reconfigure the site to maximise the development potential of the land.

## TENANCY

The property is to be sold with the benefit of vacant possession.

## TENURE

Freehold (Title number: WYK450296).

## EPC

Both units hold an EPC rating of D. Certificates available upon request.



## PROPOSAL

Our client is seeking offers in excess of

# £400,000 (STC)

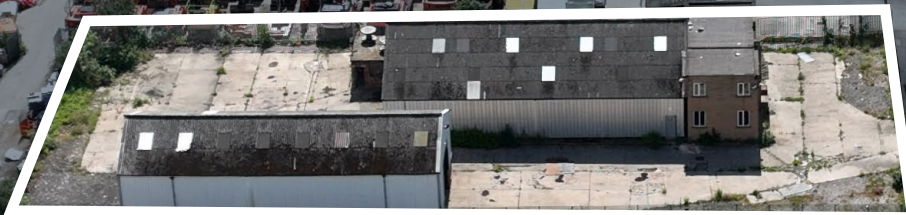
for the freehold interest, with vacant possession.

All prices quoted are exclusive of VAT.



### £56 PSF

LOW CAPITAL VALUE



### ANTI-MONEY LAUNDERING REGULATIONS

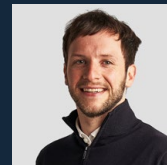
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VAT

We understand the property is elected for VAT, and VAT will be chargeable on the purchase price.

## FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



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# PK3

AGENCY

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