

To Let

Industrial Land


## Open Storage Land

Marsh Lane / Shannon Street, Leeds, LS9 8SR



- 2.44 Acre (0.987 Ha)
- Rough surfaced land suitable for parking and storage.
- Adjacent to Eastgate / Calls area of city centre and Harewood quarter redevelopment.

On the instructions of

 **BRB (Residuary)**  
Ltd



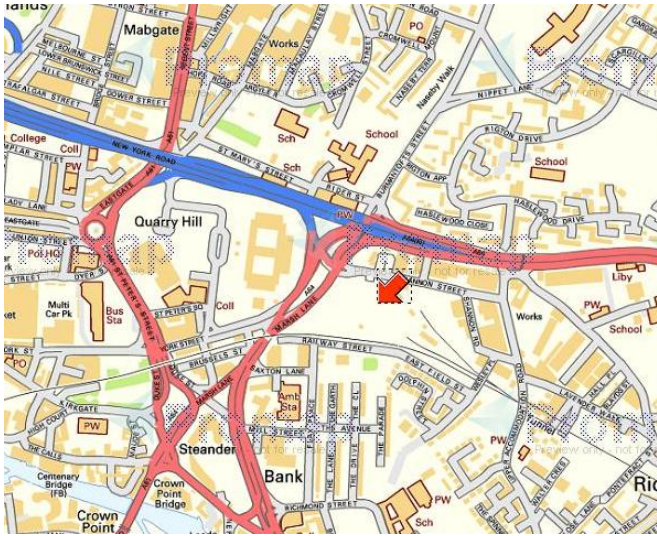
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Lambert Smith Hampton

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# Marsh Lane / Shannon Street, Leeds, LS9 8SR

## Location



The site is located next to the Marsh Lane Junction of the A64 (York Road), with frontages onto both Marsh Lane (A653) and Shannon Street. Adjacent to the West Yorkshire Playhouse, Eastgate & the Headrow, the site lies approximately half a mile to the east of the City Centre. It is also well positioned for access to the M621 (and therefore M1 / M62).

## Description

A secure, rough surfaced site which is generally level with part hard standing surface, with a lower section of the site being let to the BBC for staff parking purposes. The site extends to approximately 0.987 hectares (2.44 acres) and can be let as a whole or sub divided should terms be appropriate.

## Features

- Rough surfaced land suitable for parking and storage.
- Adjacent to Eastgate / Calls area of city centre and Harewood quarter redevelopment.
- Situated next to A64 entrance to the City with easy access to M62 / M1 /M621.

Incoming tenants are requested to make their own enquiries with the local authority in respect of planning permission for proposed use.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

The tenant will be responsible for paying a proportion of the landlord's reasonable professional costs.

## Lease

An effective full repairing and insuring lease that will be contracted out of the security of tenure provisions afforded by the Landlord and Tenant Act 1954 is offered for a term to be agreed subject to superior landlord's approval.

## Rent

Rental offers are invited exclusive of rates, taxes and other outgoing.

## Services

Tenants are requested to make relevant enquiries with local suppliers regarding connection services.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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August 2011

**Lambert  
Smith  
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