



For Sale

Land off Aberford Road, Garforth, Leeds

Property Features

- The land extends to circa 1.35 acres
- Site located in an established industrial area.
- Fantastic road frontage and exposure.
- Previous outline planning for B1/B2/B8 use.
- Scheme drawn up for 6 industrial/hybrid units.
- Perfect for owner-occupier or a developer.

Location

The premises are located adjacent to Aberford Road, close to the centre of Garforth in an area that is well-established with industrial units. Located close-by is the highly sought after Helios 47 industrial estate.

Garforth is located within the district of Leeds, which is the fourth most important economic centre in England and lies approximately midway between Edinburgh and London. It is the major regional commercial and industrial centre for West Yorkshire.

Price

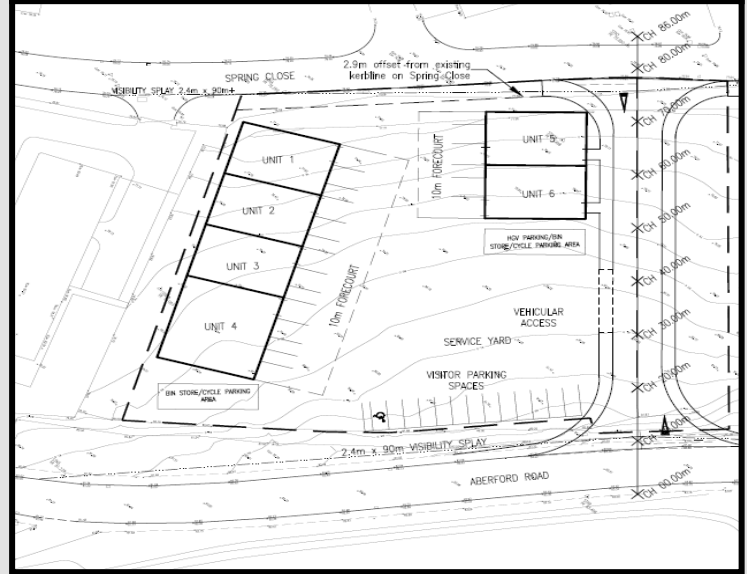
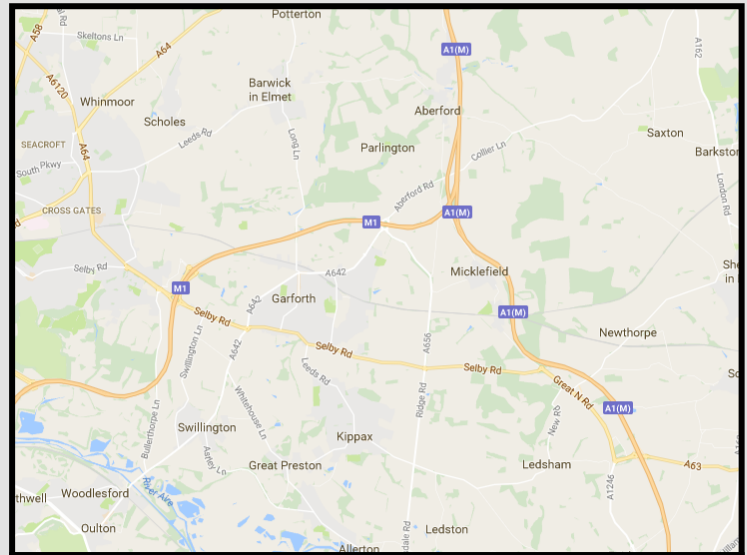
The client has instructed us to seek offers in the region of £500,000.

VAT

All prices are quoted exclusive of VAT if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



For More Information:

Alex Jowett

0113 234 1444

ajowett@wsbproperty.co.uk

Duncan Senior

0113 234 1444

dsenior@wsbproperty.co.uk

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

