

# Lot 39, Site 12, Iveson House, Clayton Wood Close, Leeds, West Yorkshire LS16 6RF

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Let to Dawson & Son Ltd until December 2118
- Site of approx. 0.38 Ha (0.94 Acres)
- Substantial industrial building of 3,319.36 sq m (35,729 sq ft) on the site
- Well established business park location
- Situated adjacent to A6120 (Ring Road W Park)

#### Lot

39

#### Auction

7th November 2024

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

On Behalf of a Cambridge  
College

### Location

**Miles** 3.75 miles north west of Leeds City Centre  
**Roads** A6120, A660  
**Rail** Kirkstall Forge Railway Station  
**Air** Leeds Bradford Airport

### Situation

The property is located on the south side of Clayton Wood Close, a popular office and industrial park just off the A6120 (Ring Road) immediately adjacent to a 299 home Taylor Wimpey development scheme. The property is situated 3.75 miles north west of Leeds City Centre and 2.1 miles south east of Leeds Bradford Airport. Neighbouring occupiers include McDonalds, Costa Coffee, NHS Leeds CCG and a number of vehicle showrooms/garages and distribution facilities.

### Tenure

Freehold.

### Description

The property comprises a site of approximately 0.38 Ha (0.94 Acres), upon which sits a substantial industrial building of approximately 3,319.36 sq m (35,729 sq ft) (1).

### VAT

VAT is applicable to this lot.

### Note

Postal Address: Koti Dawson, Clayton Wood Rise, Leeds

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## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Reversion
0.38	(0.94)	DAWSON & SON LTD	125 years from 31/12/1993	Peppercorn	30/12/2118

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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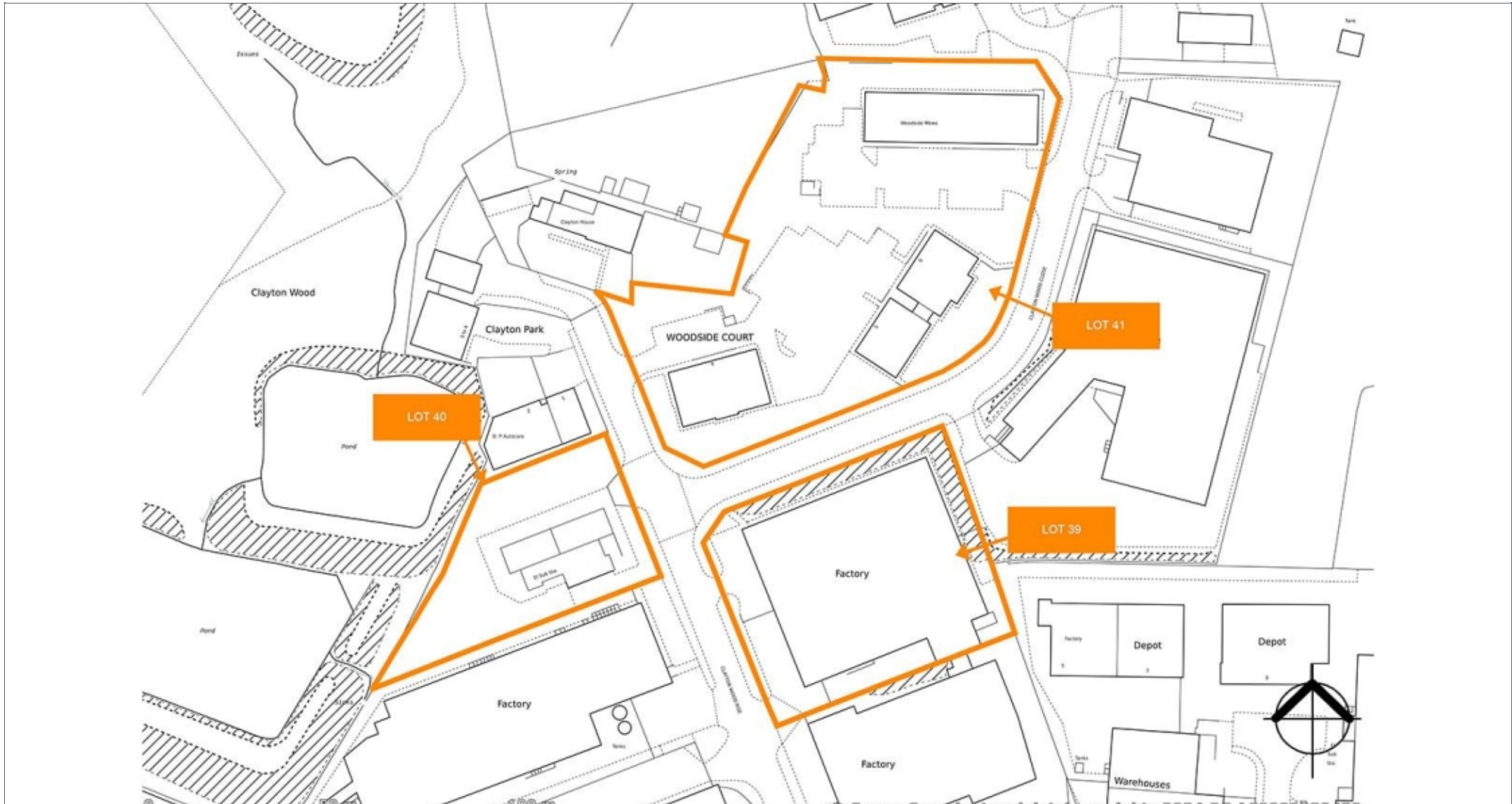
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## Contacts

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2024