

**Lot 41, Site 4, Iveson House, Woodside Court, 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For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)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 Woodside Mews (Leeds) Ltd until March 2120
- Site of approx. 0.74 Ha (1.84 Acres)
- 4 office buildings on the site
- Well established business park location
- Situated adjacent to A6120 (Ring Road W Park)

#### Lot

41

#### 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 west 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 0.73 Ha (1.80 Acres) upon which sits a terrace of offices together with three additional two storey office buildings and associated car parking. In addition there is a parcel of land lying on the south side of Clayton Wood Court of approximately 0.015 Ha (0.037 Acres) which also forms part of the sale. Please see the title plan within the legal pack.

### VAT

VAT is applicable to this lot.

### Note

Postal Address: Woodside Court, Clayton Wood Rise, Woodside Mews, Clayton Wood Close Access Land Immediately North of Park House, Clayton Wood Close

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## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Reversion
0.73	(1.81)	WOODSIDE MEWS (LEEDS) LTD	125 years from 31/03/1995	Peppercom	30/03/2120
0.01	(0.03)	DEEL PROPERTY LIMITED	125 years from 09/08/2011	Peppercom	09/08/2136

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## Contacts

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