

19 Dolly Lane, Leeds, LS9 7TU

6 Storey Mixed Use Premises & Development Land

£1,800,000



Overview

19 Dolly Lane and the adjoining development land have an approximate site area of 0.3 hectares (0.729 acres). The development land in isolation is 0.2 hectares (0.482 acres).

The property comprises a five-storey storage and office building with a sixth storey flat. The building is of concrete frame construction with concrete floors and brick and block elevations, with double glazed windows. The roofs are flat.

Located in the suburb of Sheepscar, approximately 1.5 miles to the north east of Leeds City Centre, 19 Dolly Lane has a front access off Roseville Way (off Roseville Road) and a rear access off Dolly Lane and the development land id access directly from Dolly Lane.

CONTACT

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19 Dolly Lane

LOWER GROUND FLOOR

Accessed from Roseville Way via a roller shutter loading door. The entrance to this floor is via hardcore ramp sloping down from the loading door. The lower ground floor is divided into 3 rooms with a clearance height of c.5 m and with no windows. In the main room is concrete frame mezzanine floor which is not in use.



GROUND FLOOR

The next floor is slightly above ground floor level (from the southern elevation), accessed up several stairs to a single door with and with a dock level loading door. We refer to this floor as the ground / first floor. It comprises an open undivided floor with a small storage mezzanine and with no windows.



There are two staircases in both south elevation corners of the building, one with passenger lift to all floors. The staircases are finished to concrete steps and block walls. There is a second goods lift to all floors in the centre of the south elevation.



2nd & 3rd Floors

The second and third floors are currently used for storage, provide open floors, have limited windows and a clearance height of 3.9 m.



4th Floor

The fourth floor is fitted out as offices with some partitions, although the finish is basic.



5th Floor

There is a fifth floor providing a flat with kitchen, living room and two en-suite bedrooms.

The flat is accessed via a spiral staircase from the fourth floor.



External

Externally, there is a loading door into the northern yard.

Immediately to the south of the building is a macadam and hardcore yard area. When we have visited the building we have used the road from Dolly Lane to access the building.

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The floor areas are generally rectangular however each floor steps in at different points around the rear service core, making the floor areas slightly different. The definition of Gross Internal Area is the gross areas wall to wall including pillars, toilets and staircases.

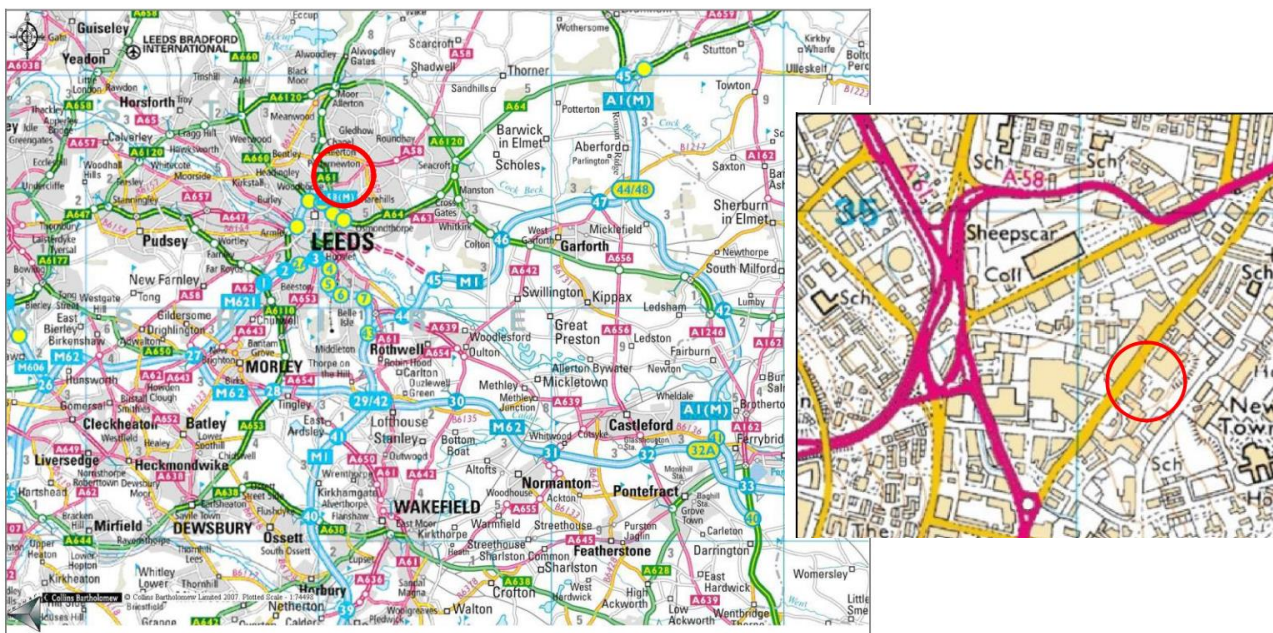
Development Land

To the south east of the building is a rectangular sloping area of land suitable for development with its own access onto Dolly Lane. There are substantial retaining walls between this land and Roseville Way. This is at a higher level than the yard at the rear of the building.

Floor Areas

	SQ M	SQ FT
19 Dolly Lane		
Lower Ground Floor	493.17	5,308
Mezzanine	94.11	1,013
Ground / First floor	509.66	5,486
Mezzanine storage	58.59	631
Second floor	455.53	4,903
Third Floor	456.60	4,915
Fourth Floor	470.50	5,064
Fifth floor flat	111.20	1,197
TOTAL	2,649.34	28,517

Location



Road communications to Leeds are good, with the M621 immediately to the south of the city connecting with the M1, 3 miles to the south, and the M62, 4 miles to the south west. The M62 connects with Hull, approximately 60 miles to the east and westwards to Manchester and Liverpool, approximately 44 miles and 77 miles respectively. The M1 connects with Sheffield 35 miles and Nottingham 72 miles to the south. London is 200 miles to the south. To the north, the M1 joins the A1(M) leading to Teeside, 60 miles, and Newcastle upon Tyne, 100 miles. Other major conurbations within a 10 mile radius include the cities of Bradford (population circa 300,000) and Wakefield (population circa 76,000).

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