

# FOR SALE

## FORMER KILLINGBECK POLICE STATION

FOUNDRY LANE | LEEDS | LS14 6NN

59,865 sq ft on 3.1 acres

FOUNDRY LANE

FIRE STATION

A64 YORK ROAD

A64

KwikFit

halfords



OCCUPATIONAL OR  
POTENTIAL DEVELOPMENT  
OPPORTUNITY

(SUBJECT TO PLANNING)

Site boundary is for indicative purposes only.

YORK ROAD A64

# FORMER KILLINGBECK POLICE STATION

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### DESCRIPTION

The former Killingbeck Police Station was purpose-built in the early 1990's for occupation by West Yorkshire Police and comprises 2 separate buildings providing a wide variety of different types of accommodation including offices, conference areas, storage, garages, a gymnasium and a custody suite.

The main building provides office-type accommodation on ground, first and second floors with basement storage and an adjoining decommissioned custody suite.

This building is substantially constructed with the office accommodation heavily sub-divided by way of "solid" walls into a large number of differently-sized rooms.

The office accommodation is fully fitted including suspended ceilings, fluorescent lighting, double glazed windows, gas-fired central heating and perimeter power/data trunking. Some areas of the building do benefit from limited air conditioning/comfort cooling/air movement units.

The basement of the main building is suitable for storage purposes.

The main building benefits from a prominent entrance (close to York Road), 4 staircases, passenger lift, a substantial number of both male, female and disabled toilet facilities, showers and a rear entrance from the central courtyard.

The ancillary building is predominantly single storey and provides storage and vehicle garage accommodation together with a limited element of office accommodation. Part of this building has previously been used as a gymnasium.

The main section of the ancillary building is constructed around a steel portal frame and has an eaves height of circa 15 ft. There is toilet accommodation within both the main storage area and the former gymnasium building and all areas benefit from heating and lighting.

There is a terrace of 8 vehicle garages linking the main storage section and the former gymnasium section of this building with each garage benefitting from a reinforced concrete floor and lighting.

The buildings surround a secure central courtyard area which is accessed from both ends through substantial security gates. Within this central courtyard there is a fuel pump linked to a 24,250 litre underground fuel tank together with 35 marked out parking spaces.

The property includes a substantial tarmacaded car park area with in excess of 70 marked spaces. There is additional car parking available on other areas of the site.

The buildings, central courtyard and main car park sit within a substantial landscaped site which is predominantly surrounded by fencing and accessed via a short driveway directly off Foundry Lane.

Floor plans of both buildings are available on request.

### SITE AREA

The total site area of the property is approx. 3.1 acres.

### ACCOMMODATION

The buildings provide the following approximate gross internal floor areas:-

Main Building	Sq Ft	Sq M
Ground Floor	19,450	1,807.0
First Floor	17,825	1,656.0
Second Floor	5,650	524.9
Basement	1,290	119.8
<b>Total</b>	<b>44,215</b>	<b>4,107.7</b>

Ancillary Building	Sq Ft	Sq M
Ground Floor	13,000	1,207.7
First Floor	2,650	246.2
<b>Total</b>	<b>15,650</b>	<b>1,453.9</b>

**Grand total of accommodation (gross internal floor area) is circa 59,865 sq ft.**



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## PARKING

There are in excess of 130 marked parking spaces in various locations on the site.

## EPC

The property has been assessed as having an energy rating of 81 (Band D). A full copy of the EPC is available on request.

## RATES

The property has a current rateable value of £240,000 (2017 Valuation).

## PLANNING

The property was granted planning permission for a Police Headquarters in August 1988 (H32/217/88/).

It is potentially suitable for a wide variety of alternative uses (subject to planning).

Interested parties are invited to make their own enquiries regarding current planning options on the site from Leeds City Council Planning Department (0113 222 4444).



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## LOCATION

The former Killingbeck Police Station is very prominently situated at the junction of Foundry Lane and York Road (A64) approx. 5 miles due east of Leeds City Centre.

The property is very well situated for easy access to Leeds City Centre (via the A64), Leeds Outer Ring Road (A6120), the M1 motorway and all northern and eastern residential suburbs of Leeds.

Both the Crossgates Shopping Centre and the Seacroft Tesco Extra Superstore are within 1 mile (4 minute drive) and the Asda Killingbeck Superstore/B&Q retail development is within 1/2 mile (3 minute drive).

The property has prominent frontage to the A64 York Road and is situated within a predominantly residential location in east Leeds.

## TERMS

The property is For Sale freehold with full vacant possession.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents:-

**Phil Shopland-Reed**

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0113 245 1447

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