



Spence Mills

Mill Lane, Bramley, Leeds, LS13 3HE

SUITES TO LET

685 to 2,480 sq ft
(63.64 to 230.40 sq m)

- Great starter units
- Communal site and on street car parking
- Range of units available
- Suitable for a variety of uses
- Former mill with characterful features

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Summary

Available Size	685 to 2,480 sq ft
Rent	£5,480 - £12,400 per annum
Business Rates	Upon Enquiry
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	Upon enquiry

Description

Spence Mills comprises a former mill property which has been converted to provide a range of commercial units.

The property benefits from on-site car parking as well as ample on street parking also available.

Location

Spence Mills is prominently located at the junction of Mill Lane and Broad Lane in Bramley, approximately 3 miles north west of Leeds city centre.

The property benefits from good access to the surrounding road network, with Leeds and Bradford Road and the Pudsey Bypass nearby, providing convenient links towards both Leeds and Bradford city centres.

Bramley Railway Station is approximately 0.5 miles away, while regular bus services operate along Broad Lane.

The surrounding area comprises a mix of established residential neighbourhoods and commercial uses, with Bramley town centre and its range of local amenities within easy reach.

Accommodation

The accommodation comprises the following areas:

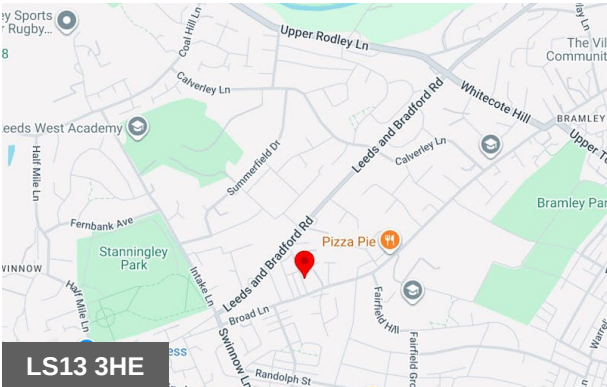
Name	sq ft	sq m	Availability
Unit - 1	685	63.64	Available
Unit - 2C	1,000	92.90	Available
Unit - 6A	1,235	114.74	Available
Unit - 6B	2,480	230.40	Available
Total	5,400	501.68	

Terms

The property is available by way of an effective full repairing and insuring leases for a term of years to be agreed.

EPC

- Unit 1 - E114
- Unit 2C - D98
- Unit 6A - E124
- Unit 6B - C68



Viewing & Further Information

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