



Springwell
Point

Holbeck, Leeds

TRADE COUNTER/ INDUSTRIAL UNIT

1,821 sq ft (169 sq m)

TO LET
UNIT 3

3



CITY CENTRE LOCATION
1 MILE FROM J3 M621



15 MINS WALK TO
LEEDS TRAIN STATION



SECURE
SITE



ANCILLARY
OFFICE

LS12 1AF

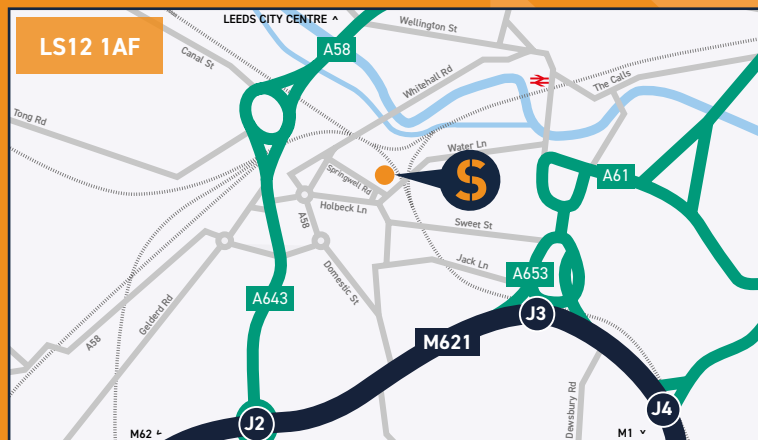
/// about.leaves.jolly

LOCATION

Springwell Point is located on Springwell Road approximately one mile south west of Leeds City Centre and within one mile of Junction 3 of the M621. The location benefits from excellent access to the Leeds City region and wider West Yorkshire conurbation. Furthermore, Springwell Point is a 15 minute walk to Leeds Railway Station.

DESCRIPTION

Springwell Point is a secure estate and comprises a terrace of 4 high quality light trade counter / industrial units. Unit 3 is currently available to let, totalling 1,821 sq ft with a 5.9m eaves height and benefits from a modern specification.



1,821 FT (169 SQ M)

BUSINESS RATES

The Rateable Value is £19,750.

TERMS

The unit is available on a Full Repairing and Insuring lease basis, for a term of years to be agreed. Further information is available on request.

VAT

All prices quoted are exclusive of VAT, which may be chargeable at the prevailing rate.

EPC

The unit has been assessed to have an energy performance rating of D87.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
Carter Towler and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is August 2026.

Letting Agent



Hannah Brumpton

07534 126 236
hannahbrumpton@cartertowler.co.uk

Hazel Cooper

07811 234 627
hazelcooper@cartertowler.co.uk

Landlord



Oliver Graham

07540 505 550
olivergraham@ribston.com