



Unit B03 Upper, Flexspace

Burley Hill, Burley Road, Leeds, LS4 2PU

Ground level industrial unit close to Leeds city centre.

1,747 sq ft (162.30 sq m)

- Excellent city centre fringe location
- LED lighting to workshop
- Shared yard
- Electric roller shutter access
- Steel frame construction
- 3 Phase Power Supply

Summary

Available Size	1,747 sq ft
Rateable Value	£11,250
Service Charge	£0.75 per sq ft
VAT	Applicable
EPC Rating	E

Description

The property comprises a modern industrial unit on an established commercial estate benefitting from the following specification;

- Shared yard area
- Electric roller shutter access
- LED lighting to workshop area
- WC and kitchen facility
- Solid concrete floor
- 3 Phase power supply
- Separate office

The property would be suitable to a variety of B2/B8 users for workshop, storage and light industrial space. Other uses including fitness and leisure may be suitable subject to planning and landlord approval.

Location

Burley Hill is located on Burley Road in Leeds, less than 2 miles from Leeds city centre and just north of the A65 Kirkstall Road.

Burley Hill provides convenient access to the A647 ring road towards Bradford and Leeds, and Junction 2 of the M621 which in turn provides access to the M62 and M1 Motorways. Vehicle access to the property itself is accessed via Burley Road.

Unit B03 Upper forms part of the larger Flexspace Burley Hill development, which comprises multiple offices, workshops, studios, meeting rooms and self storage.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,747	162.30
Total	1,747	162.30

Viewings

Viewings are available via the sole agents.

Terms

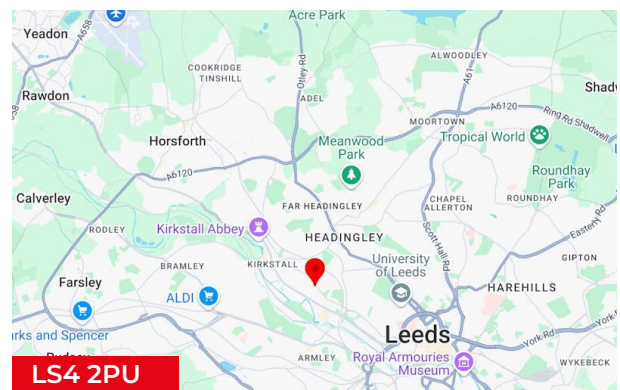
The property is available on an effective FRI lease, on terms to be agreed.

Legal Fees

Each party to bear their own costs in relation to the transaction.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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