



Unit 3 Burley Court, Burley Court, Leeds, LS4 2AR

Modern industrial/trade counter unit providing prominent frontage to Kirkstall Road.

1,119 sq ft (103.96 sq m)

- Electric roller shutter
- LED lighting
- Portal frame mezzanine
- Shared yard
- Excellent location with frontage to Kirkstall Road (A65)
- Solid concrete floor

Summary

Available Size	1,119 sq ft
Rent	£15 per sq ft
Rates Payable	£4.46 per sq ft
Rateable Value	£10,000
Service Charge	£0.75 per sq ft
EPC Rating	D

Description

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

- Steel portal frame construction
- Metal clad roof
- Electric roller shutter
- 1/3 cover steel portal frame mezzanine
- Solid concrete floor
- 5.3m eaves height
- Gas supply
- Kitchenette
- WC

Location

Burley Court is directly situated on Burley Place, fronting Kirkstall Road (A65) providing excellent frontage for occupiers.

Burley Court is one mile north west of Leeds city centre and a 5 minute walk from Cardigan Fields Leisure Park. The property provides great access to the national motorway network, with Junction 2 of the M621 being 2 miles away and Junction 43 of the M1 7 miles away. Nearby occupiers include Kirkstall Brewery, GSF Car Parts, JD Gyms and Aldi.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Unit	Warehouse	1,119	103.96	Available
1st	Mezzanine	405	37.63	Available
Total		1,524	141.59	

Viewings

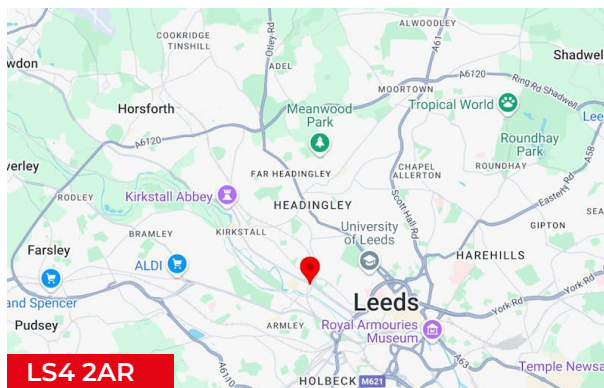
Viewings are available via the sole agents.

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.



Viewing & Further Information



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