

TO LET

4 UNITS AVAILABLE

RANGING FROM
1,779 sq ft to 15,108 sq ft



Fully refurbished space
suitable for a variety of
uses



Roller Shutter Access



Fitted Kitchens
& WCs



3 Phase Electricity
Supply



On-site Parking

UNIT P

FLEXSPACE

BURLEY HILL

LEEDS

LS4 2PU

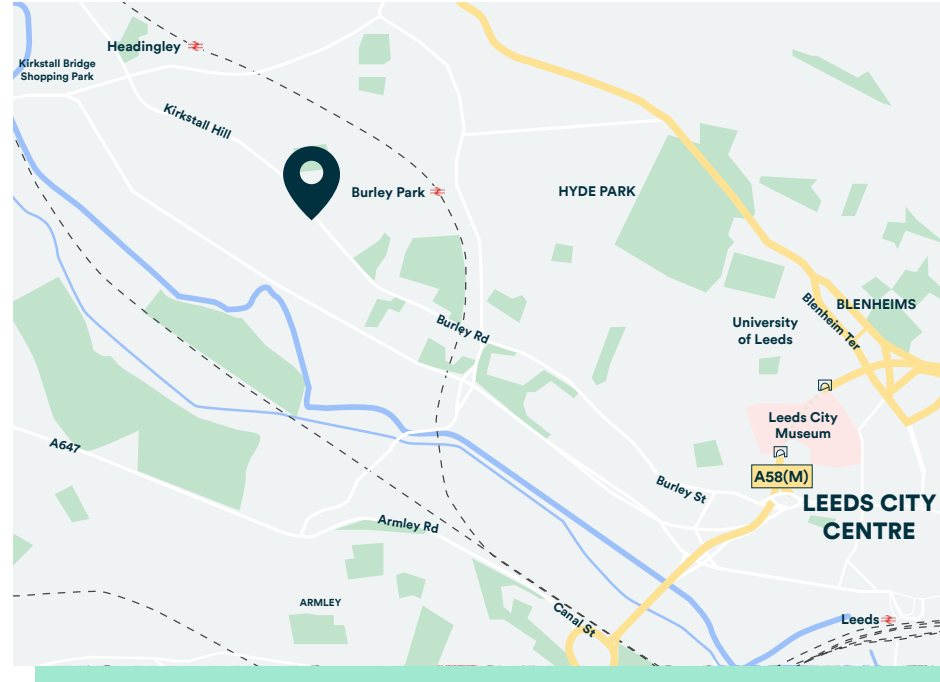
LOCATION

Unit P forms part of the larger Flexspace Burley Hill development, which comprises multiple offices, workshops and studios.

Unit P is situated in the centre of the site which is positioned in a popular residential area with main road frontage onto Burley Road. Another form of access is from Argie Road to the west of the site.

Leeds city centre is less than 2 miles away with a regular bus service and train service from Burley Park, providing convenient commuting to the city centre.

Leeds inner ring road, the A58 is located approximately 1.5 miles from the site which provides convenient access around the city centre and also to the national Motorway network via the M621 Motorway.



2 MILES FROM
LEEDS CITY
CENTRE



20 MINUTE
WALK FROM
HEADINGLEY



TRAIN STATION
10 MINUTE
WALK AWAY



SITUATED IN A MIXED
COMMERCIAL AND
RESIDENTIAL AREA
WITH PROMINENT
FRONTAGE ONTO
BURLEY ROAD

DESCRIPTION

Unit P comprises 4 self-contained units which can be let separately or combined to suit a variety of uses.

Unit P1 is accessed from Burley Road through the main yard and benefits from a ground level access door which opens up into open plan space which could be utilised by various uses and occupiers. The unit benefits from a solid concrete floor to part, kitchenette and WC facilities, natural light and windows to the southern elevation and a 3 phase electricity supply.

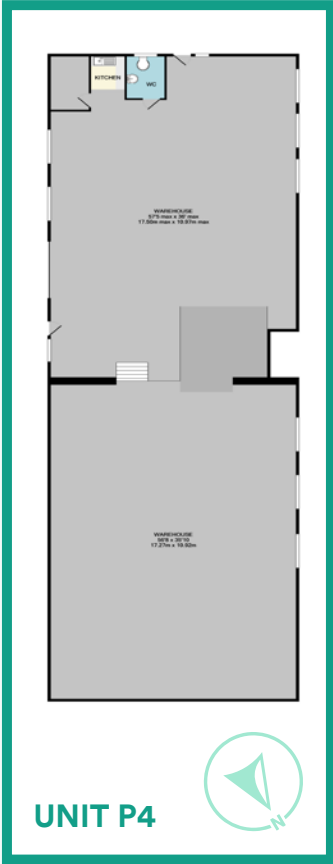
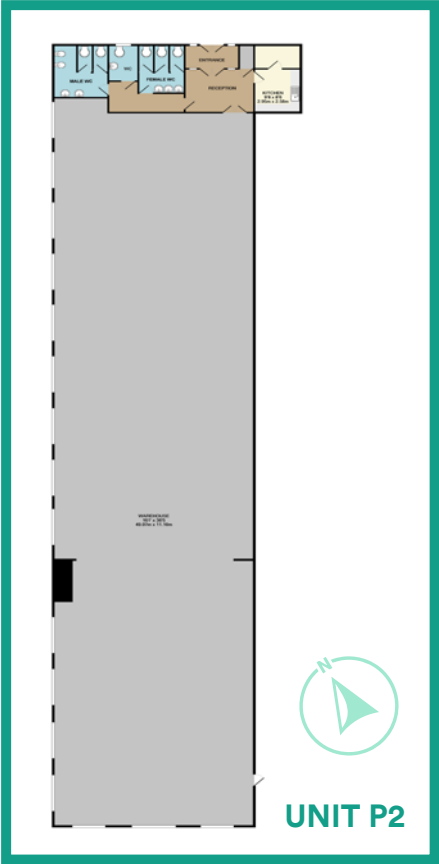
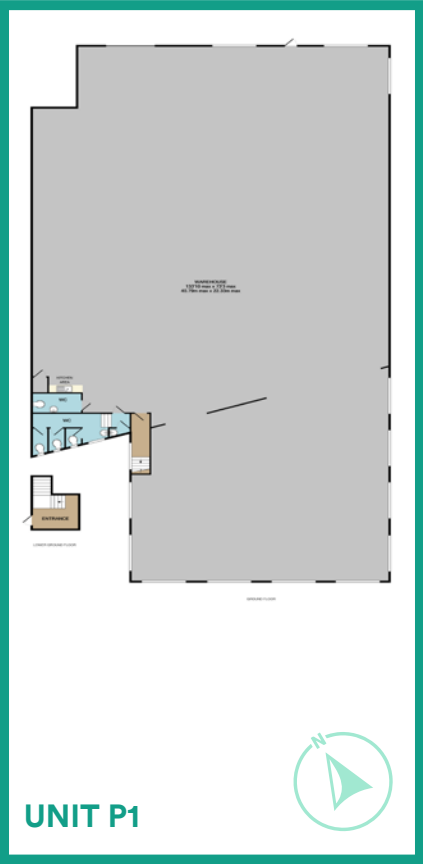
Unit P2 provides ground level access via double doors which open up into lofty style open plan space with windows running the full length of the unit providing excellent natural light suitable for various uses. The unit has newly refurbished male, female and disabled WC's and a kitchen area and has been decorated throughout.

Units P1 & P2 could be combined to form a larger unit extending to 15,108 sq ft.

Unit P3 is accessed to the eastern side of the site from Argie Road and benefits from a solid concrete floor, ground floor roller shutter access, kitchen and WC facilities and windows to 2 elevations. The unit may be suitable for a wide range of uses including leisure, light industrial, or lab space.

Unit P4 is conveniently accessed to the eastern side of the site from Argie Road and benefits from ground floor roller shutter access which opens into an open plan space benefitting from a solid floor, and new WC's and kitchen facilities. There is a change in level to offer further space to the rear of the unit which in total extends to 4,035 sq ft.

FLOOR PLANS



ACCOMMODATION

UNIT	SQ.FT	SQ.M
P1	8,776	815.34
P2	6,332	588.30
P3	1,779	165.29
P4	4,035	374.87



RENT

Quoting rents are available upon request.

TERMS

The units are available To Let by way of a new Full Repairing and Insuring Lease on terms to be agreed.

EPC

The building has an EPC rating of B.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.



VIEWING & FURTHER INFORMATION

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MISPRERESENTATIONS ACT

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2.All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.
3.All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.
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