



Unit 11, Sheepscar House, Leeds, LS7 1AD

An older style workshop / warehouse on the edge of the city centre - last used as a micro- brewery and now to be re-let.

3,605 sq ft (334.92 sq m)

- Edge of city centre location
- Convenient for north Leeds
- Roller shutter door
- Built in offices
- Staff WCs including disabled & kitchen

Summary

Available Size	3,605 sq ft
Rent	£25,000 per annum
Rateable Value	£15,750
Service Charge	Tenants are levied a small charge for insurance. There is no service charge.
Legal Fees	Each party to bear their own costs
BER Rating	D

Description

Sheepscar House is a single storey business complex, including various workshops, showrooms and offices etc. together with dedicated parking areas and a goods yard at the rear, which are both accessible directly from Sheepscar Street South.

We are currently able to offer Unit 11, a self-contained workshop / warehouse. Generally open plan there is a partitioned area to the front but which can be opened up. There is a kitchen and staff WCs and the unit has a roller shutter and separate pedestrian door. The Gross Internal Area of the unit is 3,604 sq ft.

Location

Sheepscar House is prominently situated adjoining Sheepscar Street South, between the Sheepscar Interchange and Regent Street – a main feeder route to the city from north Leeds. It lies opposite the prominent Enterprise Rent a Car Depot.

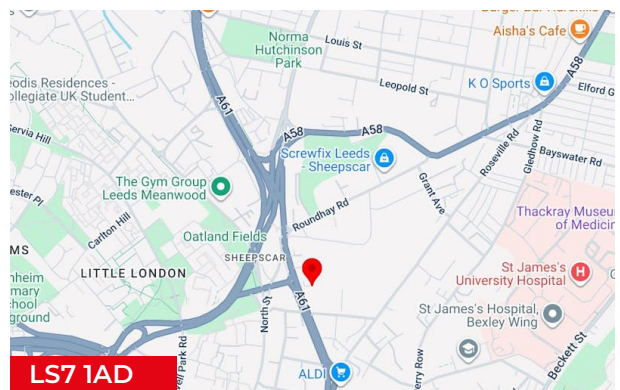
It is easily recognisable by the presence of Turin Motors, Dennis Williams and our own To Let signs at each end of the building.

Viewings

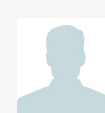
To view the unit please contact the office.

Terms

Unit 11 is available to let on a new three year lease at £25,000 per annum.



Viewing & Further Information



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