



Units 2 and 3 Burley Court, Burley Court, Leeds, LS4 2AR

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

1,118 sq ft (103.87 sq m)

- Electric roller shutter
- LED lighting
- Solid concrete floor
- Shared yard
- Excellent location with frontage to Kirkstall Road (A65)
- Unit 3 provides a 1/3 cover portal frame mezzanine

Summary

Available Size	1,116 to 2,235 sq ft
Rent	£15 per sq ft
Business Rates	N/A
Service Charge	£0.75 per sq ft
EPC Rating	D

Description

The properties comprise of 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	2	1,116	103.68	Available
Unit	3	1,119	103.96	Available
Total		2,235	207.64	

Viewings

Viewings are available via the sole agents.

Terms

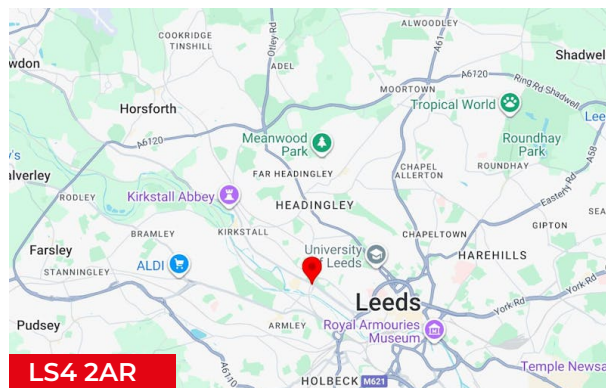
The properties are available on an effective FRI lease, on terms to be agreed.

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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