



Unit 1, Flexspace

Burley Hill, Burley Road, Leeds, LS4 2PU

Modern industrial unit close to Leeds city centre

4,026 sq ft (374.03 sq m)

- Excellent city centre fringe location
- 3 phase electric supply
- Shared yard area
- Electric roller shutter access
- 4.7m eaves height

Summary

Available Size	4,026 sq ft
Rateable Value	£25,250
Service Charge	£0.70 per sq ft
VAT	Applicable
EPC Rating	C

Description

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

- Shared yard area
- 3 phase electric supply
- Electric roller shutter access
- LED lighting
- WC and kitchen facility
- Small office with lighting and heating
- 4.7m minimum eaves height
- Solid concrete floor
- Heating to warehouse and office

The property would be suitable to a variety of B2/B8 users for workshop, storage and light industrial space.

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 from Argie Road. Unit 1 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	Availability
Unit	4,026	374.03	Available
Total	4,026	374.03	

Viewings

Viewings are available via the sole agents.

Terms

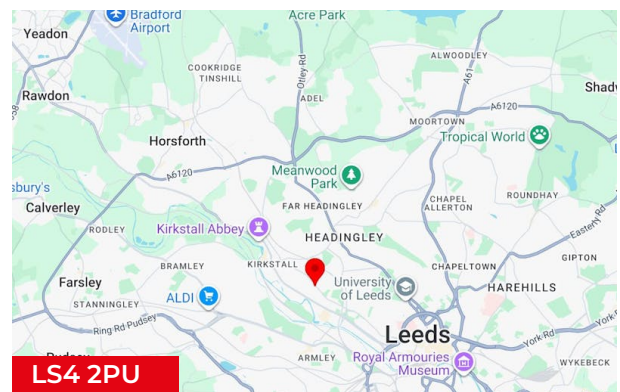
The property is available on an effective FRI lease, on terms to be agreed.

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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