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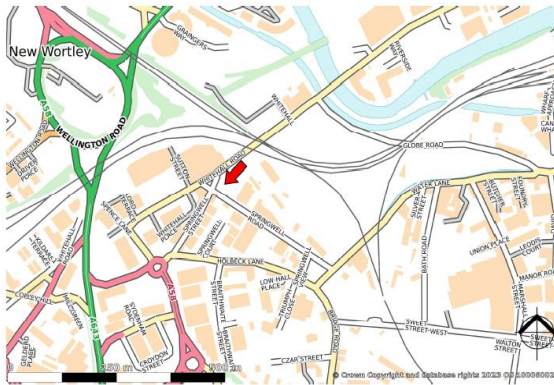
To Let / For Sale

Ground Floor, Springwell Gardens, Whitehall Road,
Leeds LS12 1BT

- Commercial units provided as a shell ready for tenant fit-out from 1,026 – 5,062 sq ft (95 – 470 sq m)
- 20 onsite car parking spaces
- Central location close to Leeds city centre and a 5-minute walk to Leeds train station

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

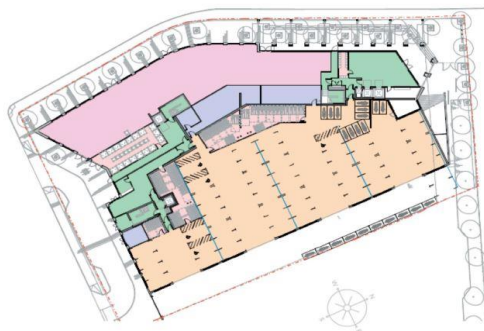
Springwell Gardens is an award winning residential development, located within Leeds' popular 'West End', which benefits from an array of complementing restaurants and bars alongside prominent commercial occupiers within the immediate area.

The property is situated adjacent to the South Bank area of Leeds, circa 0.6 miles South-West of Leeds train station and circa 0.7 miles South-West of Trinity Leeds Shopping Centre. Fronting Whitehall Road, the property is only a 5 walk to Wellington Place and its 1,000,000 sq ft of Grade A offices alongside multiple bars and cafes.

Description

Springwell Gardens comprises a residential block featuring 223 apartments over 16 stories.

The available ground floor commercial units totalling 1,023 sq ft and 4,037 sq ft will be provided as a shell, ready for tenant fit out and benefitting from prominent shop frontage.



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
Unit 1	4,036	375
Unit 2	1,026	95
TOTAL	5,062	470

Car Parking

20 onsite car parking spaces are allocated to the demise.

Terms

The units are available by way of new effective Full Repairing and Insuring leases for a term to be agreed. Alternatively, the long leasehold interest is available to purchase. Price upon application.

Rates

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

Units are not yet complete. An EPC will be obtained upon completion.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank

Contact: Victoria Harris
Email: victoria.harris@knightfrank.com
Tel: 0113 297 2448

Bradley Hall

Contact: David Cran
Email: David.Cran@bradleyhall.co.uk
Tel: 0113 223 4868

Subject to Contract

Particulars: November 2023

Photographs: July 2023

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[Particulars dated [November 2023]. Photographs and videos dated [July 2023].]

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