

**Detached Building  
Eden Business Centre  
Kildare Terrace  
Leeds LS12 1DB**

**Rent: £10,000  
per annum**



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**SINGLE STOREY WORKSHOP/OFFICE/RETAIL UNIT**

**60.72m<sup>2</sup> (654ft<sup>2</sup>)**

- Prominent main road frontage
- Forming part of larger complex near to industrial estates on the edge of Leeds city centre.
- Within walking distance of Leeds city centre
- In close proximity to Junction 2 of the M621 motorway network

## DESCRIPTION

The property comprises a single storey workshop constructed under a pitched slate covered roof. It provides open plan accommodation in a roadside position which would suit a light industrial use, conversion to leisure, or retail, subject to planning.

The property extends to approximately 60.72m<sup>2</sup> (654ft<sup>2</sup>), having access via the main site car park.

## LOCATION

The property is positioned on the southwestern edge of Leeds city centre just off the Armley Gyratory (A58) close to its junction with Whitehall Road and Gelderd Road which are 2 principal roads connecting Leeds with its outer districts.

It is within walking distance of the city centre in addition to being a short drive from Junction 2 of the M621 motorway network which links the city with the M1 and M62 motorways.

Leeds is regarded as being the financial capital of the north, having a population of circa 536,280 and having a railway station which connects the city with Edinburgh to the north and London to the south.



## ACCOMMODATION

### Ground Floor

Workshop/Store/Retail Unit 60.72m<sup>2</sup>  
(654ft<sup>2</sup>)

### OUTSIDE

The property benefits from good on-site car parking.

### RENT

£10,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

### REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

Mobile: 07766 774500

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

Utilities will be sub metered on an additional rate to be charged dependent upon the amount of floor space taken.

### SERVICE CHARGE

A service charge will be applicable for external maintenance and maintenance of communal areas which will be recharged to occupiers on a monthly basis.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: tbc**

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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

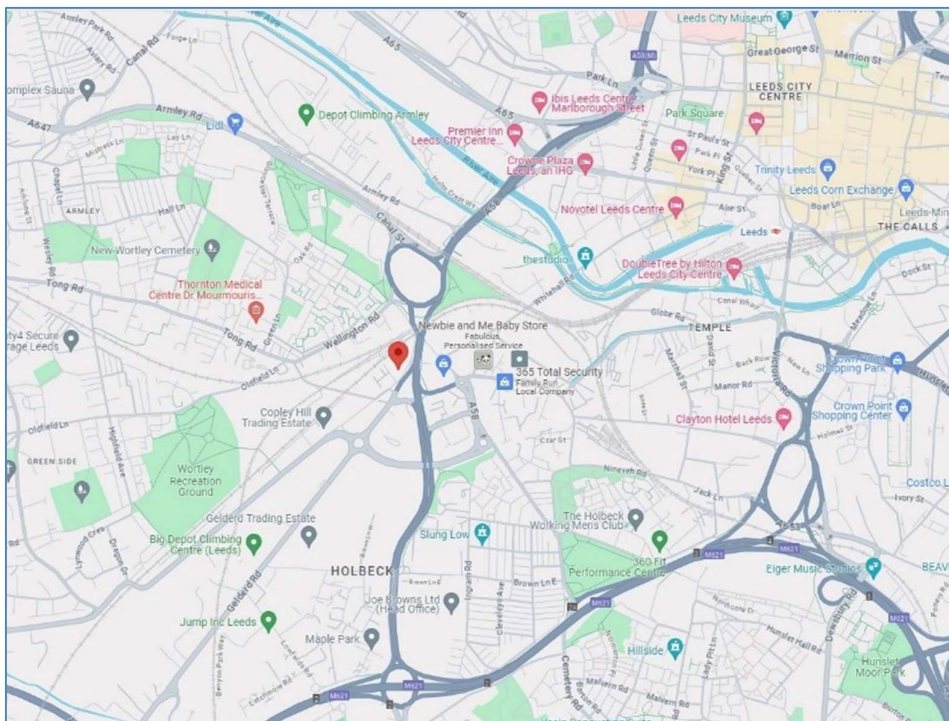
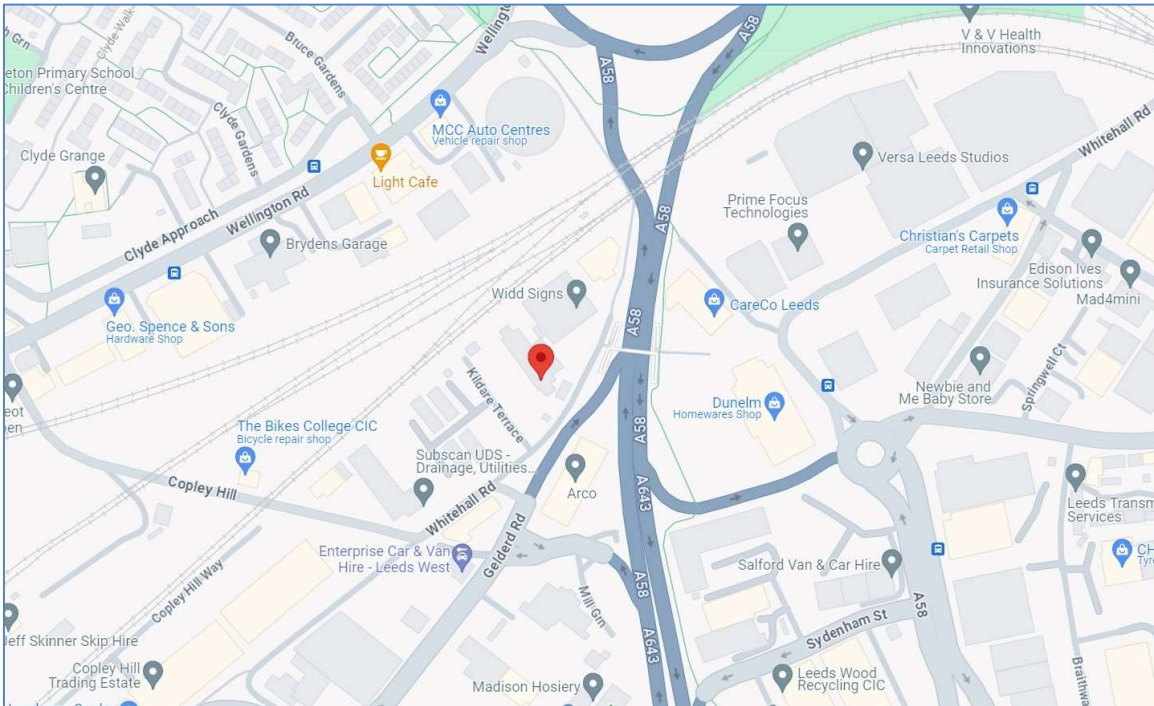
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