

# TO LET PROMINENT RETAIL/TRADE COUNTER/INDUSTRIAL UNIT

Eddisons



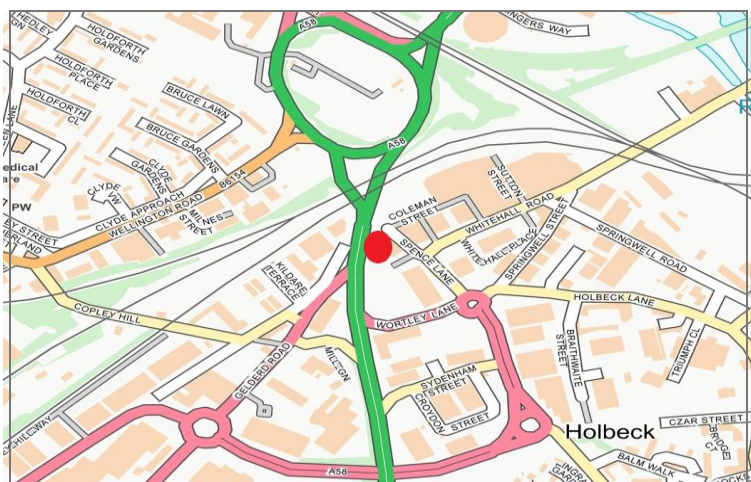
## UNITS 3 & 4, SPENCE LANE, LEEDS, LS12 1EF

RENTAL UPON APPLICATION

- Single storey unit served by excellent car parking facilities.
- Prominently positioned with frontage to the A643 and adjacent to a Dunelm Store.
- Adjoining occupiers include CareCo and Dunelm.

AVAILABLE SPACE  
543.30m<sup>2</sup> (5,848sq ft)





## LOCATION

The premises are located in Spence Lane close to its junction with Domestic Street with a prominent frontage to the A643 which provides access to Junction 2 of the M621 motorway. Spence Lane also links directly with Whitehall Road which provides good access to Leeds city centre which is approximately 1 mile to the north west.

The property is adjacent to a Dunelm store.

## DESCRIPTION

The property comprises a terrace of single storey steel framed units under a single bay profiled metal sheet clad roof. The walls are clad in facing brick and profile metal sheeting.

The premises provide a total floor area of 543.30m<sup>2</sup> (5,848sq.ft.).

Adjoining tenant is CareCo (UK) Ltd who offer mobility accessories, opened the showroom early 2019 and currently has 15 showrooms across the UK.

The property is served by excellent car parking facilities.

## RATEABLE VALUE

### Unit 3

Description / Warehouse and Premises

Rateable value / £14,750

### Unit 4

Description / Warehouse and Premises

Rateable value / £19,000

## EPC

The property has an Energy Performance Asset rating of D. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is offered to let on full repairing and insuring terms – flexible options available.

Rental upon application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

Email / [jonny.cooper@eddisons.com](mailto:jonny.cooper@eddisons.com)

**SUBJECT TO CONTRACT**

FILE REF / 731.4035A

For more information, visit [eddisons.com](http://eddisons.com)  
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