



TO LET

4,067 SQ FT
(377.84 SQ M)

Well-presented industrial premises with great connections to Leeds City Centre.

- City centre fringe location
- Flexible lease terms
- Suitable for a wide range of uses
- Roller shutter access

0113 245 0550

dhpproperty.co.uk

Unit G3, 102 Kirkstall Road, Leeds, LS3 1JA

Summary

Available Size	4,067 sq ft
Rent	£40,000 per annum
Rates Payable	£3.05 per sq ft
Rateable Value	£24,250
EPC Rating	D (76)

Description

Unit G3 is a single-story warehouse/studio with great roller shutter access. It benefits from 4m eaves (if stripped back) and male and female W/C's. The current spec has carpeted floors however, this is open to a variety of uses.

Location

102 Kirkstall Road is located on Kirkstall Road, a major arterial route into Leeds city centre. Leeds railway station is located approximately 1 mile from the property. The A58 Leeds outer ring road is located less than 1/2 mile from the property providing convenient access to the surrounding suburbs of Leeds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - G3	4,067	377.84	Available
Total	4,067	377.84	

Terms

The units are available to let on flexible lease terms to be agreed.

Business Rates

G3 has a rateable value of £24,250.

Interested parties are advised to make their own enquiries regarding rates payable via Leeds city council.

EPC

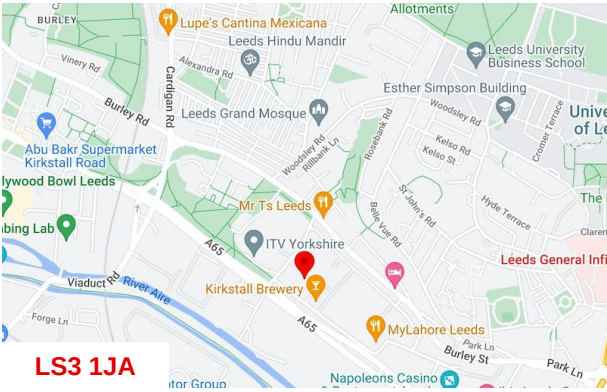
The property has an EPC rating of D (78).

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal cost in relation to the transaction.



Viewing & Further Information



Sarah-Jayne Lishman
0113 457 5551 | 07725 365 997
sarah-jayne.lishman@dhp.org.uk



Xavier Paraskeva
0113 245 0550
xavier.paraskeva@dhpproperty.co.uk