



Unit 3.4, Flexspace

Burley Hill, Burley Road, Leeds, LS4 2PU

Modern industrial unit close to Leeds city centre

2,666 sq ft (247.68 sq m)

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

Summary

Available Size	2,666 sq ft
Rent	£25,000 per annum
Rateable Value	£21,750
Service Charge	N/A
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
- 24 hour CCTV

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. Providing 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.

Unit 2 forms part of the larger Flexspace Burley Hill development, which comprises multiple offices, workshops, studios, meeting rooms and self storage. Vehicle access to the property itself is accessed from Argie Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,666	247.68
Total	2,666	247.68

Viewings

Viewings are available via the sole agents.

Terms

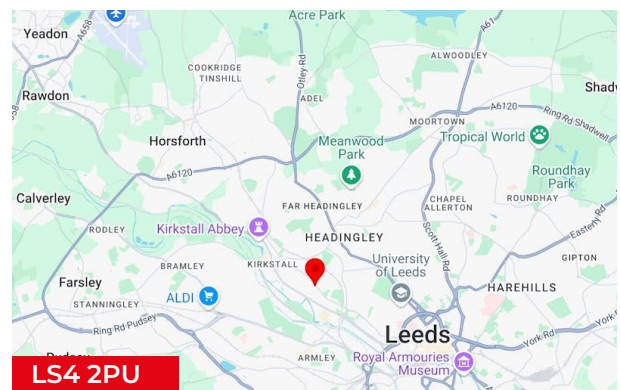
The property is available on an effective FRI lease, on terms to be agreed.

Legal Fees

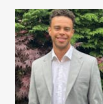
Each party to bear their own costs in relation to the transaction.

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



Miles Phoenix

0113 245 0550 | 07442 428922
Miles.phoenix@dhpproperty.co.uk



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997
sarah-jayne.lishman@dhpproperty.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/05/2025



0113 245 0550
dhpproperty.co.uk





