



TO LET

REFURBISHED STORAGE UNITS

840 - 1,387 Sq Ft (78.04 - 128.85 Sq M)

- ◆ Fully refurbished
- ◆ Excellent location
- ◆ LED lighting throughout
- ◆ Communal WC facilities
- ◆ Shared access via double doors



Cardigan Workspace, Lennox Road
Leeds, Kirkstall, LS4 2BQ

LOCATION

The Cardigan Workspace units are situated within the Cardigan Industrial Estate approximately 1 mile to the west of Leeds City Centre and accessed from Kirkstall Road. Kirkstall Road gives immediate access into Leeds City Centre, the inner Ring Road and the local South Leeds motorway network.

DESCRIPTION

The Cardigan Workshops consist of a complex of individual work space units with communal facilities including toilets, common areas and car parking. Each unit is accessed via a communal corridor through double doors. Internally each unit benefits from:

- ◆ Fully refurbished
- ◆ Excellent location
- ◆ LED lighting throughout
- ◆ Communal WC facilities
- ◆ Shared access via double doors

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis:

Unit G - 840 sq ft
Unit C - 1,387 sq ft

For viewing arrangements or to obtain further information please contact:

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RATES

Workshop and premises

Rateable Value:	£5,500
Rates Payable (2019/2020):	0

TERMS

The unit is available on an effective new full repairing and insuring lease for a number of years to be agreed.

EPC

The property has been assessed as having an energy performance asset rating of 108 (Band E).

VAT

VAT is payable in addition to rent, service charge and buildings insurance.

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