

Dacres

COMMERCIAL

RETAIL | OFFICES | INDUSTRIAL | LAND | LEISURE | INVESTMENT



SITE 83% LET

TO LET

Springfield Commercial Centre, Farsley, Leeds, LS28 5LY

Office, Workshop and Studio Units

230 sq ft – 2,670 sq ft

Tel. 0113 386 3100

9 York Place, Leeds LS1 2DS Fax. 0113 244 6118 Email. leedscomm@dacres.co.uk

www.dacres.co.uk

Location

Springfield Commercial Centre occupies a corner position at the junction of Bagley Lane and Coal Hill Lane, a short distance south of the A657, Rodley Lane and its roundabout junction with the A6120, Leeds Outer Ring Road.

The site is approximately 4 miles west from Leeds City Centre.

Description

Springfield Commercial Centre comprises a former textile mill and premises which has been sub - divided and refurbished to create an established and recognised business centre serving the local and general Leeds economy.

The complex offers a variety of accommodation to include office, workshop and storage plus showroom units with substantial secure parking. The site also includes a fully equipped gymnasium and a dance school.

The site is covered by CCTV which is monitored by a central station 24/7. The main gates are closed overnight.

Accommodation

Full details of the accommodation currently available are detailed in the Tenancy Schedule.

Services

The site as a whole benefits from the provision of all mains services which include 3-phase power, gas, water and mains drainage. Units are individually metered as appropriate with the exception of water. Specific information in relation to each unit is available on request.

Terms

Units are available to let on flexible terms on agreements ranging from 24 weeks to 3 years or longer.

Rent

Details are available upon request. All rentals are subject to VAT and are payable in advance. One month's bond will be required.

External Service Charge

A service charge is levied to cover the cost of external maintenance, building insurance and maintenance of common areas and parts. Individual tenants are responsible for meeting the cost of any internal repairs within their demise.

Rates

The units are available exclusive of rates. Due to the amount of units on site our client is able to provide further information upon application.

Legal Costs

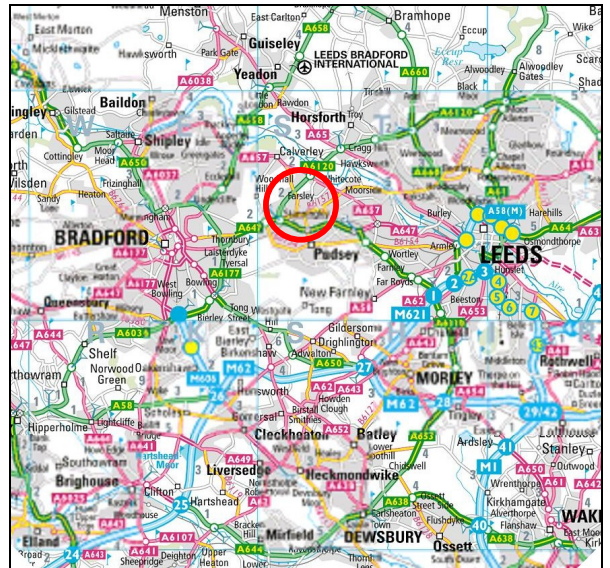
The incoming tenant will be responsible for the landlords costs for the preparation of the agreement which is produced in - house.

Viewing / Further Information

All enquiries to the marketing agents:
Dacres Commercial
Tel: 0113 386 3100
Reference: Daniel Brumfitt/Matthew Brear



© Crown Copyright 2007. All rights reserved. Not to scale
For identification purposes only



© Crown Copyright 2007. All rights reserved. Not to scale
For identification purposes only

Regulated by RICS

Full details of the accommodation currently available are detailed below;

Unit	Type	Size Sq ft	Size (Sq m)
Unit 11	Vacant Store	838	77.85
Unit 12	Vacant Store	976	90.67
Unit 14	Vacant Workshop/Store	1,652	153.47
15 (1) South	Vacant Store	2,540	235.96
15 (1) A	Vacant Offices	1,096	101.81
Unit 15 (2) A2	Vacant Offices	347	32.23
Unit 15 (2) A3	Vacant Offices	420	39.02
Unit 15 (2) A4	Vacant Store	783	72.74
15 (2) D	Vacant Office	1,151	106.92
22	Vacant Workshop/Store	230	21.37
25G	Vacant Workshop/Studio	2,234	207.54
27G	Vacant Workshop	382	35.48
39 (1)	Vacant Office/studio	400	37.16
Unit 40 G south	Office/Retail and Warehouse	2,670	248.05
51 The Powerhouse	Class A Office accommodation	2,200	204.38