

TO LET

**HIGHLY PROMINENT SHOWROOM/TRADE COUNTER OPPORTUNITY (STP)
FROM 2,690 - 7,465 SQ FT**



**TEMPLE HOUSE
LIMEWOOD APPROACH
NORTH LEEDS RING ROAD
SEACROFT
LEEDS, LS14 1NH**

- Prominent position fronting onto the A6120 Leeds Outer Ring Road
- Shell refurbishment complete / building re-clad
- Opportunity to create a showroom, trade counter or retail unit
- Dedicated on site car parking for up to 25 cars
- Available as a whole or capable of sub-division from 2,690 sq ft
- Excellent signage opportunities on the building and on a 'totem' at the entrance to the site

Strategic Property & Asset Solutions

www.fljlttd.co.uk

Location:

The building is located on the west side of the busy A6120 Leeds Outer Ring Road, approximately six miles to the north east of Leeds City Centre, in-between its junctions with the A64 York Road and the A58 in the Seacroft district of Leeds. In addition, Junction 44 of the M1 is located approximately three miles to the south so there are excellent road connections to the property.

The surrounding area includes trade counter operators such as Screwfix, Travis Perkins and The Plumb Centre. The northern bases for Agfa and Unilever are also in close proximity. Seacroft Green Shopping Centre is a short walk to the south and includes retailers such as Tesco Extra, Greggs, JD Sports and Subway.

Opposite the building is a new development of two industrial units of 95,250 sq ft and 22,100 sq ft, occupied by Sweet Squared and Eco Safety Group respectively, illustrating the on-going regeneration of the area.



Description:

The available space comprises the ground floor of a two storey commercial property which provides double height space suitable for **trade counter, showroom or retail uses** (subject to planning).

The ground floor extends to approximately 7,465 sq ft, however we can offer a split from 2,690 sq ft and will create separate entrances to each demise on the front elevation of the building.

Externally, the building has been re-clad and offers a modern glazed frontage with excellent signage opportunities on the property (front and side elevations) as well as a 'totem' at the entrance to the site. Internally, the space has been refurbished to shell condition so an occupier can have an input to the specification and finishes.

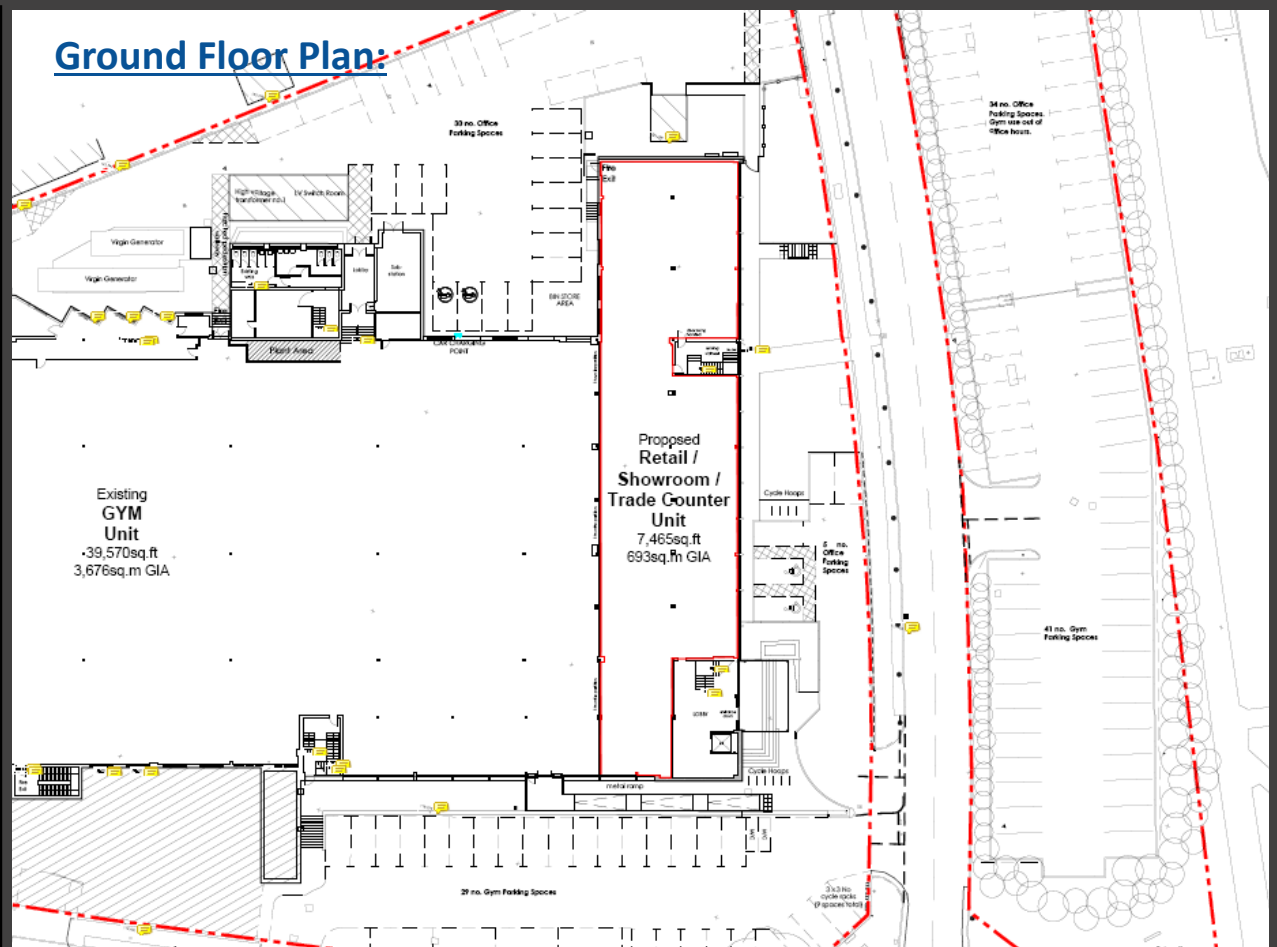
There is excellent visibility and access from the Ring Road along with extensive, dedicated parking to the front of the building where we are able to offer up to 25 spaces.

In summary:

- Opportunity to have an input into the specification
- Double height space
- Excellent visibility from the Ring Road
- Dedicated car park for up to 25 cars
- Opportunity to create self contained unit(s)
- Excellent signage opportunities

The upper floors will provide office accommodation of up to 11,295 sq ft (separate brochure) and Xercise 4 Less have taken a 40,000 sq ft unit to the rear of the property.

Ground Floor Plan:



Accommodation:

Floor	Sq Ft	Sq M	Status
Ground	7,465	693.55	Available

NB Subject to re-measurement once the CAT A works have been completed.

Terms:

The space is offered by way of a new Full Repairing and Insuring lease for a term by arrangement, directly from the landlord.

Planning:

The property has an established B1/B8 use in line with past uses. The available space is suitable for trade counter/retail/showroom space subject to obtaining a change of use.

Rent:

On application.

Rating:

The building will be re-assessed upon completion of the Cat A works. Interested parties are to make their own enquiries with the relevant authority.



Estates Charge:

There will be a small estates charge to be paid, the level of which is TBC.

EPC:

The property will be assessed upon completion of the Cat A refurbishment works.

VAT:

If applicable, VAT will be paid at the prevailing rate.

Legal Costs:

Each party will be responsible for their own legal costs incurred in any transaction

Further Information:

For further information or to arrange a viewing, please contact sole agents Fox Lloyd Jones:



Tom Shelton:

tom.shelton@fljltd.co.uk

Harry Dunhill:

harry.dunhill@fljltd.co.uk

Misrepresentations Act: Details prepared February 2017. Subject to Contract.

- (1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.