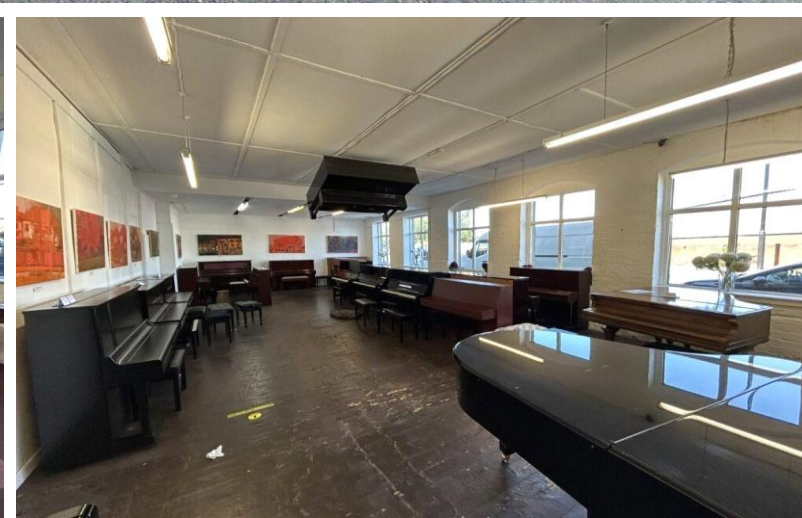
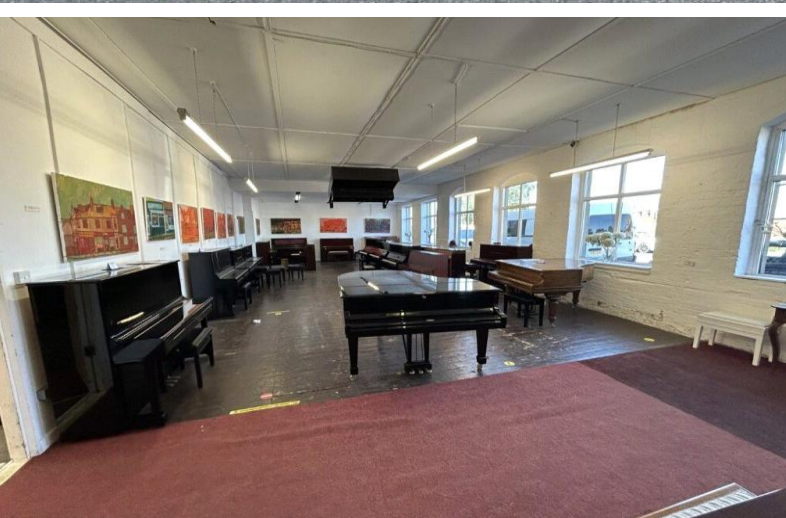


Units 3 & 4 Holbeck Mills
39 Holbeck Lane
Leeds, LS11 9UL



**VERSATILE WORKSHOP,
SHOWROOM & OFFICE
ACCOMMODATION**

Rent £27,500 PA

Description

Units 3 & 4 Holbeck Mills offer versatile workshop, showroom and office accommodation within a converted mill property in a prominent Leeds location.

The ground floor provides two spacious open-plan areas with both front and rear access, ideal for flexible use as showroom, studio, or light industrial workspace.

The building's character features, and large windows provide excellent natural light, creating an attractive working environment.

At first floor level, additional workshop and office accommodation is available, offering further scope for a range of business uses.

The property is well-situated for access into Leeds city centre and the surrounding road network.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £14,500.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to Leeds City Council for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

There is no VAT payable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

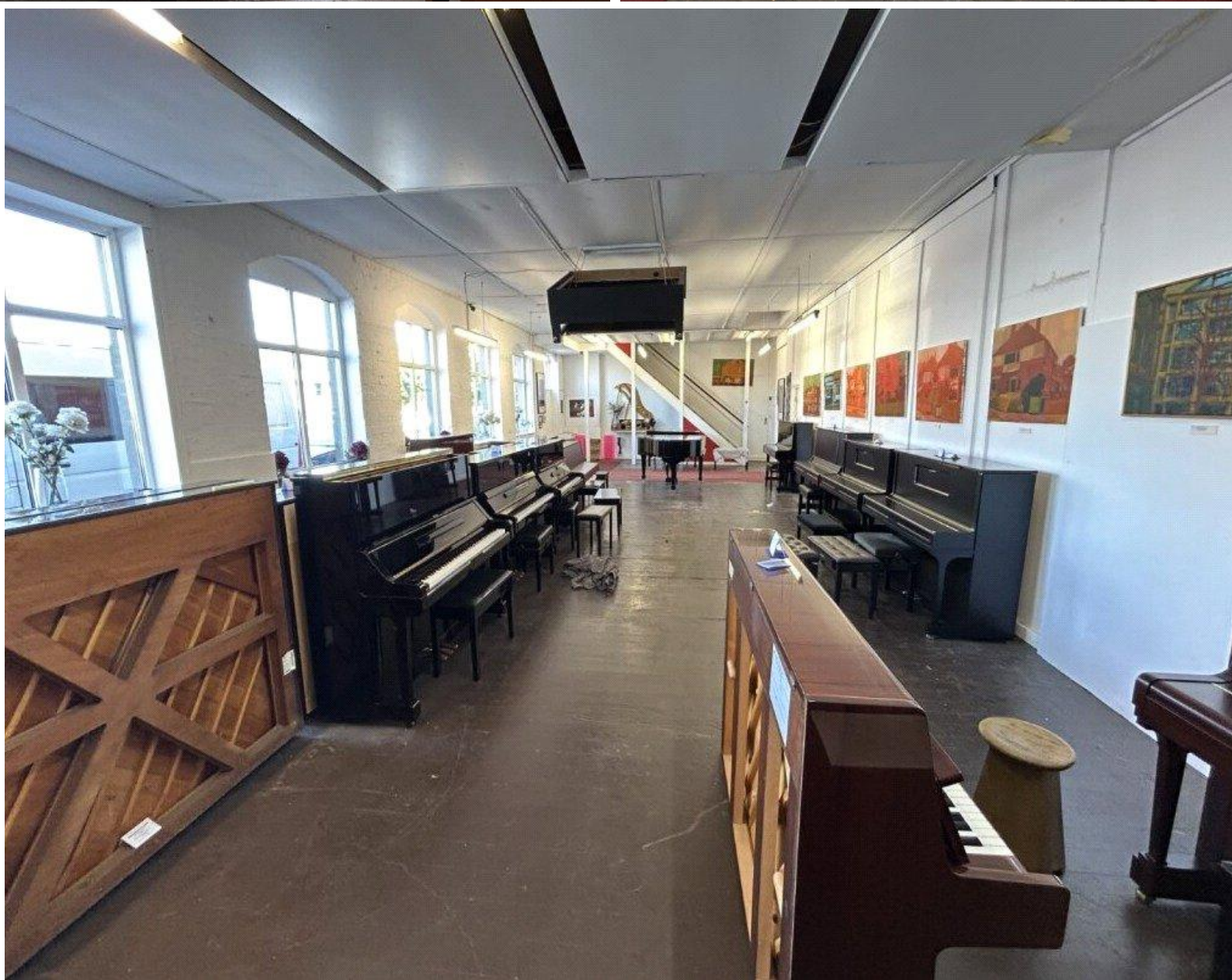
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

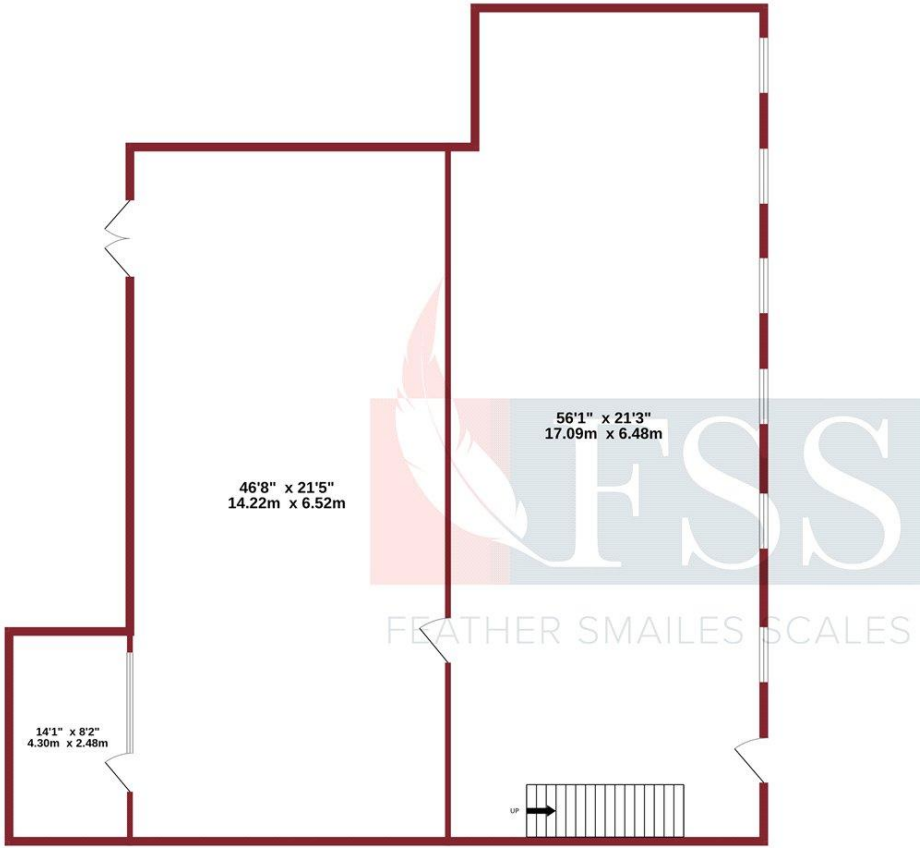
All mains' services are connected to the property.

Viewing

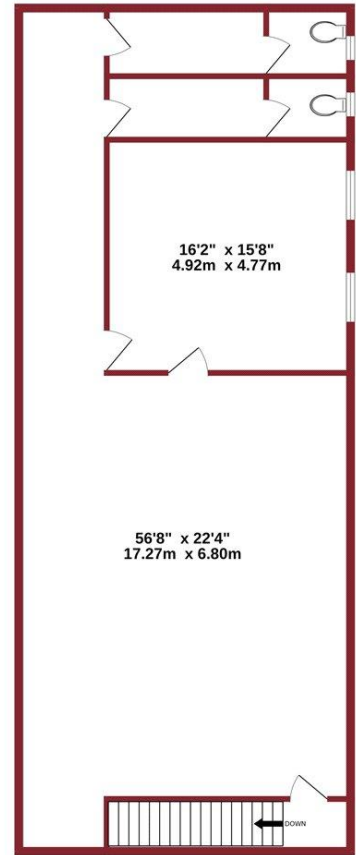
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
2285 sq.ft. (212.2 sq.m.) approx.



1ST FLOOR
1264 sq.ft. (117.4 sq.m.) approx.

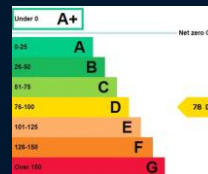


TOTAL FLOOR AREA : 3548 sq.ft. (329.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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