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To Let

The Drying House

471 Kirkstall Road, LS4 2QD

- 359.6 sq m (3,863 sq ft)
- Prominent location on the Kirkstall Road-The main bus route to Leeds City Centre
- Attractive Grade II Listed & stone built building
- Character office space on First Floor
- Feature timber beams and high quality fit-out
- High level of car parking
- Easily accessible with many nearby amenities

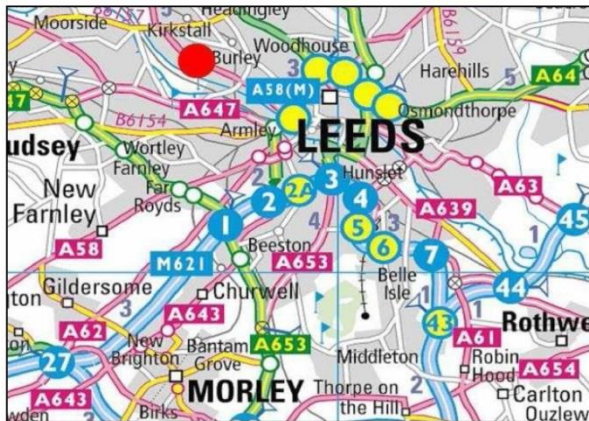
0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com

Location

471 Kirkstall Road is located on the main arterial route out of Leeds City Centre (A65). The subject property is approximately 2 miles to the North West of Leeds City Centre which is within a 10 minute drive. Kirkstall Road has recently been upgraded offering a dedicated bus lane offering easy access to and from suburbs of Leeds as well as the City Centre.

There is a variety of amenities within walking distance with a convenience store on the neighbouring plot as well as Asda, Iceland and Greggs on a nearby retail park. Cardigan Fields is also within a 10 minute walk with occupiers including Virgin Active gym, Vue Cinema, Hollywood Bowl, Frankie and Benny's and Nandos amongst others.



Description

The subject property comprises a two storey detached building with solid stone construction under a pitched roof. Internally the property provides predominantly open plan accommodation at first floor level and benefits from an existing high-quality fit-out. The ground floor is let to Wed2B.



The property provides a forecourt to the front of the building to provide parking there are also spaces to the rear. There is an area to the South elevation which looks towards the River Aire and could be utilised for a variety of options depending on an incoming occupiers requirements.

Accommodation

The site extends to approximately 0.27 acres (0.11 hectares) and property extends to the following approximate gross internal floor areas:

Floor	Sq Ft	Sq M
Ground - Let	3,863	359.6
First – Available	3,863	359.6
Total	7,726	719.2

Terms

The first floor accommodation is available to let by way of a new effective FRI lease for a term to be agreed at a rent of £55,000 per annum exclusive.

VAT

All reference to price, premium or rent deemed are exclusive of VAT unless expressly stated otherwise. Any offer received by Knight Frank will be deemed to be exclusive of VAT.

Legal Costs

Each party will be responsible for its own legal costs incurred in the preparation and completion of the legal documentation.

Viewing & Further Information

Strictly by appointment with the letting agents:

Knight Frank

Contact: Sam Jamieson
Email: sam.jamieson@knightfank.com
Tel: 0113 288 5261

Contact: Eamon Fox
Email: eamon.fox@knightfrank.com
Tel: 0113 297 2433



Subject to Contract
Photographs: November 2017
Particulars: April 2019

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