



To Let

102 Kirkstall Road
G3
Leeds
West Yorkshire LS3 1JA

4,067 - 11,964 Sq Ft
Leasehold

- City centre fringe location
- Flexible lease terms
- Suitable for a variety of uses
- Roller shutter access

Agency | Consultancy | Development | Investment | Valuation

Dove Haigh Phillips LLP, Devonshire House, 38 York Place, Leeds LS1 2ED

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RICS

Location

102 Kirkstall Road is located on Kirkstall Road, a major arterial route into Leeds city centre. Leeds railway station is located approximately 1 mile from the property. The A58 Leeds outer ring road is located less than 1/2 mile from the property providing convenient access to surrounding suburbs of Leeds.



Description

102 Kirkstall Road offers a mix of industrial and offices facilities. The available industrial / warehouse space comprises the following;

G3 - A single storey warehouse / studio space with the following specification

- Roller shutter door access
- 4m eaves height (if stripped back)
- male and female WCs
- Current spec of carpeted floors and suspended ceiling but open to a variety of uses.

Accommodation

There are currently 2 industrial / studio units available as details below, and measured in accordance with the RICS (GIA).

G3 - 4,067 sq ft (377.83 sq m)

Use

B1/ B2 (Business / General Industrial).

Business Rates

G3 has a rateable value of £16,500.

Interested parties are advised to make their own enquiries regarding rates payable via Leeds city council.

Tenure/Terms

The units are available to let on flexible lease terms to be agreed.

EPC

An EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal cost in relation to the transaction.

Further Information and Viewing Arrangements

Arrange via the sole agents Dove Haigh Phillips

Sarah-Jayne Lishman
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DOVE HAIGH PHILLIPS



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