



GentVisick

TO LET

275 Kirkstall Road, Leeds LS4 2BX

25,326 sq. ft (2,352.67 sq. m)

Modern Detached Industrial / Production Facility

- Located just over 1 mile from Leeds City Centre
- Eaves height of up to 8.41 metres
- HQ offices of up to 5,000 sq. ft
- Large power and gas supply
- Secure yard and loading area

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Location

The property is situated just off Kirkstall Road (A65) and is strategically located just over 1 mile to the west of Leeds City Centre.

The property is surrounded by a mix of uses including the Cardigan Fields Leisure Complex, Kirkstall Road Industrial Estate and residential housing on the opposite side of Kirkstall Road (A65).

Description

The property comprises a modern detached industrial / production facility that benefits from the following specification;

- Eaves height of up to 8.41 metres
- HQ offices of up to 5,000 sq. ft
- Large power and gas supply
- Secure yard and loading area
- Generous car parking provisions

Accommodation

Accommodation	sq. m	sq. ft
High Bay Warehouse	380.18	4,092
Rear GF Offices	175.75	1,892
Rear FF Offices	62.68	675
Rear Production Area	383.22	4,125
GF Front Production Area	559.89	6,027
FF Front Production Area	559.89	6,027
GF offices	115.53	1,244
FF Offices	115.53	1,244
Total	2,352.67	25,326
Mezzanine	227.69	2,451

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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