



GentVisick

TO LET

**Ribston Trade Park, Roundhay Road / Grant Avenue,
Leeds, LS7 1RQ**

1,482 sq. ft (137.75 sq. m)

New Highly Prominent Corner Retail / A1 or A5 Unit

- Approximately 16,000 passing vehicles daily
- Prominently fronting onto Roundhay Road (A58)
- Situated circa 1 mile north of Leeds City Centre
- Established and highly popular industrial / trade location
- Return frontage
- Situated next to Esso PFS with Tesco Express concession
- Generous car parking provision

☎ 0113 245 6000

➡ [GentVisick.com](https://www.gentvisick.com)





Location

Ribston Trade Park is strategically situated in an established and highly popular industrial / trade location fronting onto Roundhay Road (A58). The park is also located just off Sheepscar Junction / Scott Hall Road (A61) and is approximately 1 mile north of Leeds City Centre.

Ribston Trade Park is accessed off Grant Avenue, which leads directly onto Roundhay Road (A58) to the north and Roseville Road to the south.

Notable surrounding occupiers include Esso PFS with Tesco Express concession, Jewson, Selco, Topps Tiles and Renault Car Dealership.

Description

The property will comprise a highly prominent corner retail unit with a glazed frontage and outside seating.

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

An EPC will be undertaken upon construction of the property.



Planning

The landlord will be submitting for an A1 or A5 planning consent in due course.

For further information, please contact the Leeds City Council Planning Department on 0113 222 4409.

Viewings

For further information or to arrange a viewing please contact;

Daniel Walker
0113 200 3988
daniel.walker@gentvisick.com

Jonathan Jacob
0113 285 5984
jonathan.jacob@gentvisick.com

Paul Mack
0113 285 5981
paul.mack@gentvisick.com

0113 245 6000
 **GentVisick.com**



GentVisick

Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.