

TO LET

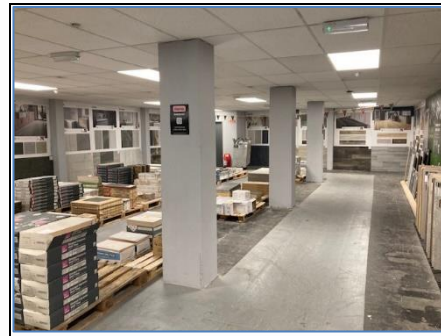
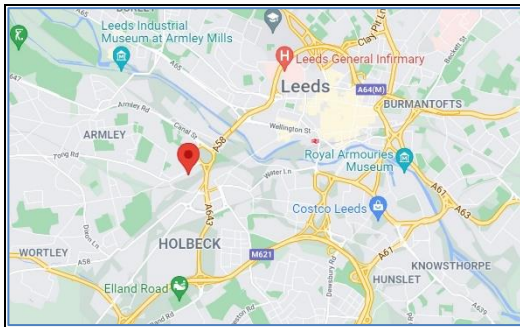
PROMINENT SHOWROOM PREMISES



**Former Tile Giant premises,
European House, 93 Wellington
Road, Leeds, LS12 1DZ**

- 8,180 sq ft (759.93 sq m)
- Prominently fronting Wellington Road
- Yard / loading area
- Additional 3,718 sq ft (345.45 sq m) of 1st Floor Stores





LOCATION

The property is prominently located fronting the main Wellington Road. Leeds city centre is within ½ mile and access to the M621 is via the A643 less than 1 mile away.

DESCRIPTION

The property comprises a ground floor showroom / warehouse unit with a pedestrian entrance at ground floor level along with ground level loading via a single roller shutter door and a dedicated service yard. In addition, the property benefits from a large first floor storage area which would suit light storage – loading to this area by way of roller shutter door at 1st Floor.

TERMS

The premises are available by way of a new lease at an initial rental of £45,000 per annum exclusive for a term of years to be agreed.

SUBJECT TO CONTRACT

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
GF Showroom	759.93	8,180
1 st Floor Stores	345.45	3,718
TOTAL	1,105.38	11,898

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £42,250.

CONTACT

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