



Modern Hybrid Warehouse / Office Premises 4,439 Sq Ft (412.38 Sq M)

- Superb access to both Leeds & Bradford City Centres
- Situated just off Kirkstall Road (A65)
- Within walking distance of Kirkstall Bridge and Valley Retail Parks
- High quality offices of circa 2,000 sq. ft



Location

The property is situated within the highly popular Wyther Lane Industrial Estate, which is strategically located just off Kirkstall Road (A65), just under 2.5 miles west of Leeds City Centre and just over 3.5 miles from Junction 2 of the M621 Motorway.

The property is accessed off Wyther Drive, which provides direct access to Kirkstall Road (A65) via Bridge Road (B6157).

Amenities within walking distance include Morrisons, B&M and Boots at Valley Retail Park as well as PureGym, Smyths and The Range amongst many others at Kirkstall Bridge Shopping Park.

Description

The property provides a modern hybrid warehouse / office unit, which benefits from the following specification;

- High quality offices of circa 2,000 sq. ft
- Loading via a single roller shutter loading door
- Kitchenette and Male & Female WC's

Accommodation

Accommodation	Sq.m	Sq. ft
Warehouse	220.57	2,374
Offices	191.85	2,065
Total	412.42	4,439



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.

Terms

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

Rent on application.

Viewings

For further information or to arrange a viewing please contact the joint agents;

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