



Unit 3 Burley Court

Kirkstall Road, Leeds, LS4 2AR

Industrial/Trade Counter Premises

1,106 sq ft
(102.75 sq m)

- Prominent frontage to Kirkstall Road
- Mezzanine in situ
- Gas supply
- Manual roller shutter
- Shared yard

Unit 3 Burley Court, Kirkstall Road, Leeds, LS4 2AR

Summary

Available Size	1,106 sq ft
Rent	£18,000 per annum
Rates Payable	£4.51 per sq ft
Rateable Value	£10,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

Unit 3, Burley Court forms part of a terrace of units and is constructed around a steel portal frame with a metal clad roof incorporating translucent roof light panels and part brick and part clad elevations. The units have solid concrete floors and steel roller shutter doors. Internally Unit 3 benefits from a kitchenette and toilet facility and at present a mezzanine floor.

Location

Burley Court is situated on Burley Place immediately to the southern side of Kirkstall Road (A65) which benefits from prominent frontage with c. 30,000 vehicles passing daily.

Burley Court is one mile to the north west of Leeds city centre and a few hundred metres from Cardigan Fields Leisure Park. Burley Court provides fast and easy access to the motorway network. J2 of the M621 is approximately 2.4 miles away and J44 of the M1 is approximately 6.5 miles away. Nearby occupiers include GSF Car Parts, ITV, JD Gyms, Machine Mart, and Kirkstall Brewery.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	823	76.46
Ground - Office	175	16.26
Ground - Facilities	108	10.03
Mezzanine	823	76.46
Total	1,929	179.21

Viewings

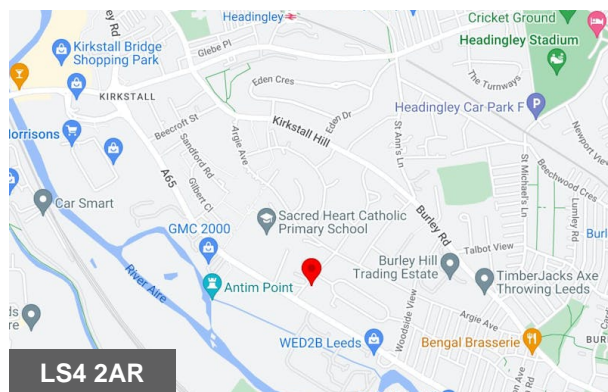
For viewing arrangements or to obtain further information please contact the agents.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

EPC

Unit 3 has been assessed to have a rating of D82



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk