Adair Paxton
Property Specialists
EST 1859

SUITES TO LET

685 sq ft - 2,480 sq ft

- Great starter units.
- Communal site and on street car parking.
- Range of units available.
- Suitable for a variety of uses.
- Former Mill with characterful features.

commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)



SPENCE MILLS
MILL LANE
BRAMLEY
LEEDS
LS13 3HE

Units Available To Let From:

£5,480 - £12,400 pa

LOCATION

Spence Mills is prominently located at the junction of Mill Lane and Broad Lane in Bramley, approximately 3 miles north west of Leeds city centre.

The property benefits from good access to the surrounding road network, with Leeds and Bradford Road and the Pudsey Bypass nearby, providing convenient links towards both Leeds and Bradford city centres.

Bramley Railway Station is approximately 0.5 miles away, while regular bus services operate along Broad Lane.

The surrounding area comprises a mix of established residential neighbourhoods and commercial uses, with Bramley town centre and its range of local amenities within easy reach.





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DESCRIPTION

Spence Mills comprises a former mill property which has been converted to provide a range of commercial units.

The property benefits from on-site car parking as well as ample on street parking also available.

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Unit 1

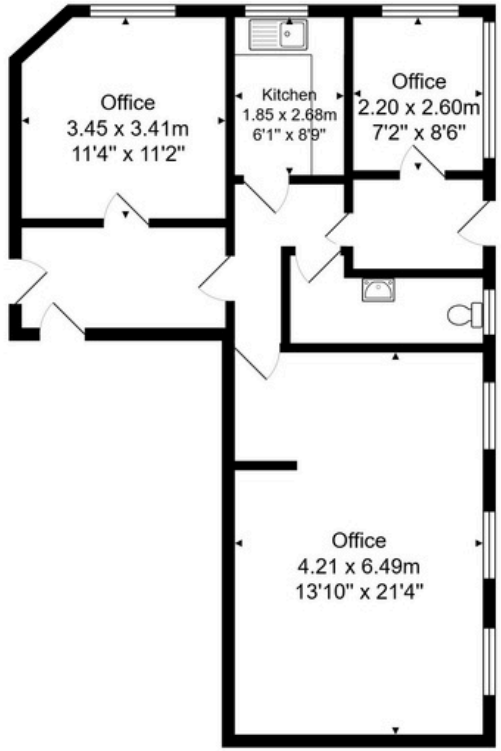
Unit 1 is a cellular office suite comprising three offices, kitchen and WC facilities. It is located on the ground floor upon the entrance of the mill.

- 685 sq ft (63.6 sq m)
- Rent: £5,480 pa
- EPC Rating: E - 114
- Rateable Value: £3,700









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Unit 2C

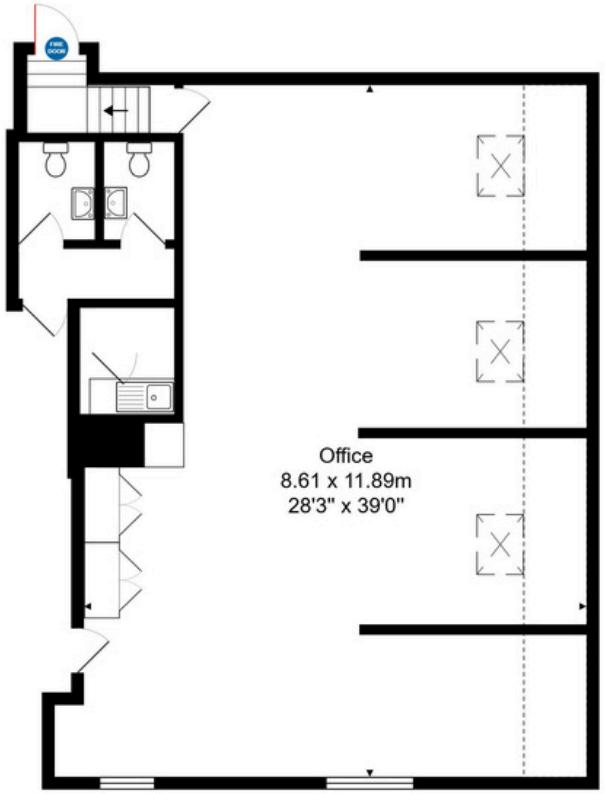
Located on the first floor upon the entrance of the mill, and bears a predominantly open-plan office accommodation, with kitchen and WC facilities.

- 1000 sq ft (92.9 sq m)
- Rent: £7,000 pa
- EPC Rating: D-98
- Rateable Value: £5,300









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Unit 6A

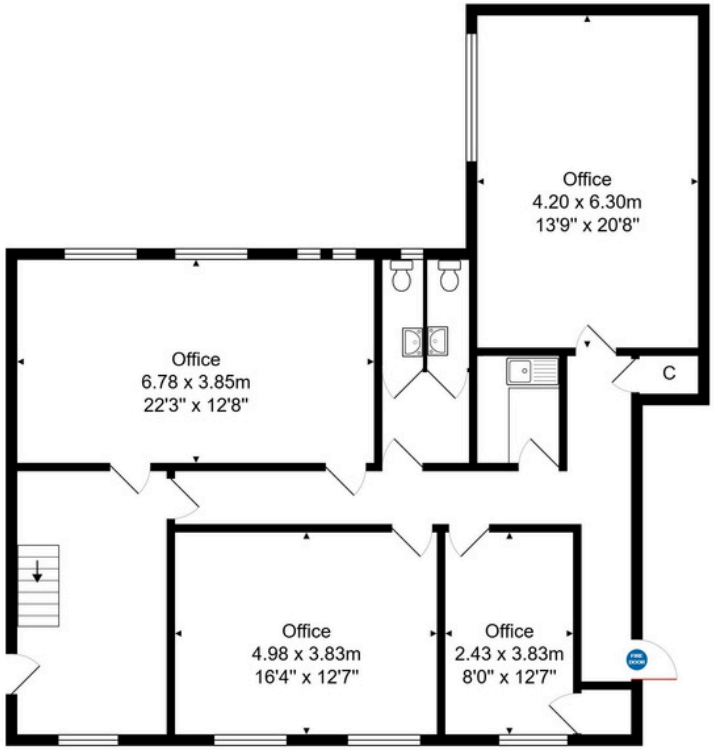
Located on the first floor at the rear of the mill. The unit possesses a cellular configuration and offers multiple studio rooms, together with kitchen and WC facilities.

- 1235 sq ft (114.7 sq m)
- Rent: £6,175 pa
- EPC Rating: E-124
- Rateable Value: £7,000









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Unit 6B

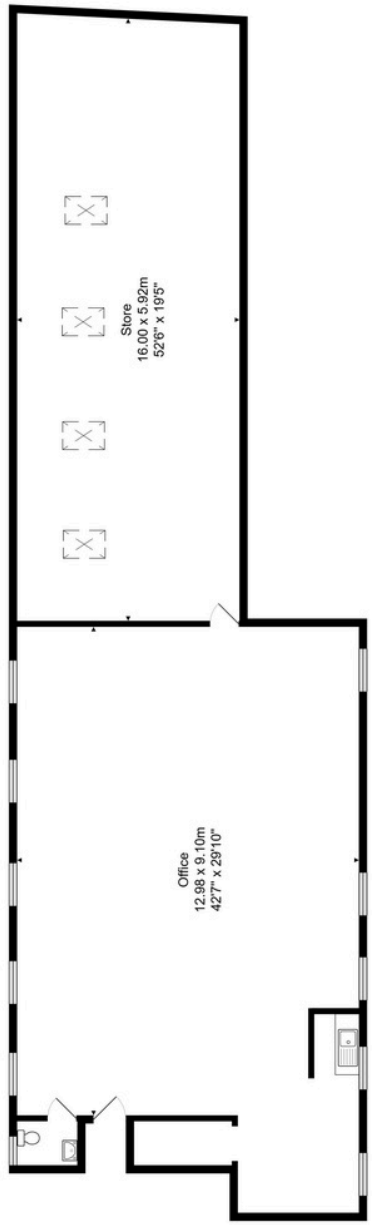
Located on the first floor, adjacent to unit 6A. The unit provides open plan accommodation that would suit a variety of uses, and the suite leads to an additional storage area.

- 2,480 sq ft (230.4 sq m)
- Rent: £12,400 pa
- EPC Rating: C-68
- Rateable Value: £11,000









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TERMS

The property is available by way of an effective full repairing and insuring leases for a term of years to be agreed.

EPC

Please see brochure information.

SERVICE CHARGE

A service charge is raised and is available upon application.

TENURE

Leasehold.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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