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WORKSHOP UNIT TO LET

2,490 sq ft

- Great starter unit.
- Electric roller Shutter Loading/ Access.
- Communal site and on street car parking.
- Suitable for a variety of uses (STP).
- Former Mill with characterful features.

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SPENCE MILLS
MILL LANE
BRAMLEY
LEEDS
LS13 3HE

£14,940 Per Annum

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 3A

Unit 3A is a spacious workshop unit that is located upon entry of Spence Mills. The unit comprises of multiple office suites, as well as light industrial workshop space. The unit benefits from a pedestrian roller shutter loading point, a cooling-only air conditioner, kitchenette and WC facilities. The entrance point to Unit 3A also benefits from an additional security gate.

- 2,490 sq ft (231.3 sq m)
- Rent: £14,940 pa
- EPC Rating: C - 70
- Rateable Value: £13,250









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TERMS

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

EPC

This property benefits from an EPC rating of C-70.

SERVICE CHARGE

A service charge is applicable. Further details are 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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