



**UNIT 35
AIRE PLACE MILLS
KIRKSTALL ROAD
LEEDS
LS3 1JL**

TO LET

LIGHT INDUSTRIAL/WORKSHOP

2253 SQ FT (209.3M²)

Location

The unit is located within the Aire Place Mills complex off Kirkstall Road (A65) which is the main arterial route into Leeds city centre from the west of the city. This location is approximately 1 mile from the city centre and benefits from good motorway access.

Description

This is a light industrial/workshop unit within a multi-occupied industrial complex. The accommodation provides open-plan ground floor workshop with separate office and WC. The unit has an approximate eaves height of 3.6m and a roller shutter door which is 3.43m high.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the unit has an approximate gross internal area of 2253 sq ft (209.3m²).

Terms

The unit is available by way of a new lease upon full repairing and insuring terms at an initial rental of **£9,500 p.a. plus VAT**.

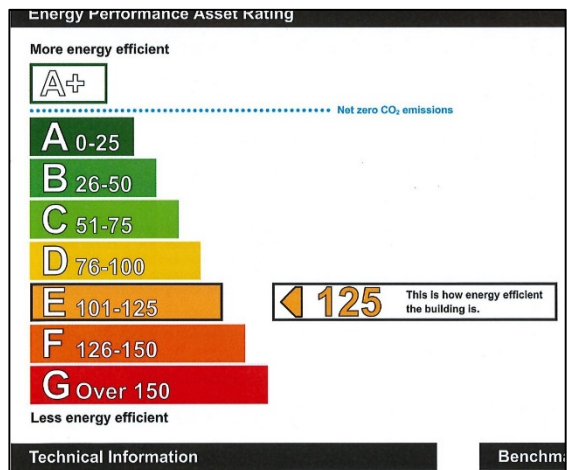
Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 2395778 (alfie@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared October 2018

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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