



**FALCON HOUSE  
WEAVER STREET  
LEEDS  
LS4 3DD**

**TO LET**

**FIRST FLOOR STUDIO/WORKSHOP  
4721 SQ FT (438.6M<sup>2</sup>)**

## Location

The premises are located spanning Walter Street and Weaver Street, just off Kirkstall Road (A65), approximately 1-mile West of Leeds City Centre. The surrounding area is a mix of commercial and industrial buildings and is within easy reach of local amenities, main arterial routes around Leeds and the motorway network beyond.

## Description

The property comprises a modern light industrial building within which there is a large studio/workspace located at first floor level. The space benefits from a suspended concrete floor, plenty of natural light and good eaves height to the underside of the roof. The space is accessed via a separate self-contained entrance lobby with external roller shutter door with stairs leading to a first-floor reception, suite of offices, kitchen, and WCs beyond which is the main studio/ workspace. The property has a current EPC rating of

## Accommodation

Measured in accordance with the RICS property measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the accommodation provides the following approximate gross internal areas of:

Office	900 sq ft (83.6m <sup>2</sup> )
Studio/Workspace	3821 sq ft (355.0m <sup>2</sup> )
<b>TOTAL</b>	<b>4721 sq ft (438.6m<sup>2</sup>)</b>

## Terms

The unit is available by way of a new lease at an initial rental of £36,000 plus VAT per annum to include utility costs, buildings insurance and external repairs/ maintenance.

## Business Rates

The property is due to be reassessed by the Valuation Office. Interested parties are advised to make their own enquiries in this respect.

## Viewing/Further Information

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

## SUBJECT TO CONTRACT

Details prepared

June 2021

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.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.