



**UNIT 34
AIRE PLACE MILLS
KIRKSTALL ROAD
LEEDS
LS3 1JL**

TO LET

COMPACT LOCK-UP UNIT

C. 481 SQ FT (44.6M²) + mezzanine

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 compact lock-up unit to let within this small development of 3 units. The unit has a WC, kitchenette and separate loading via a roller shutter door.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the units have the following approximate gross internal areas:

Unit 34	481 sq ft (44.6m ²)
+ mezzanine	222 sq ft (20.6m ²)
total	702 sq ft (65.2m ²)

Terms

The units are available by way of a new lease upon full repairing and insuring terms at the following initial rental:

Unit 34 **£6,000 p.a. + VAT**

VAT is applicable on the rent on this property. The rent includes Business Rates and utility charges.

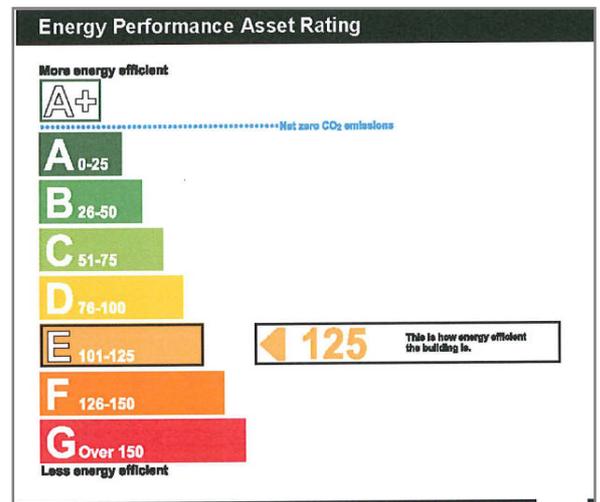
Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 2395778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details amended February 2017

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.