

## INDUSTRIAL UNITS

6,082 - 12,902 SQ FT  
(565 - 1,229 sqm)

- Fantastic location off the A65 / Kirkstall Road
- Approx. 1 mile from Leeds City Centre
- Suitable for trade counter or industrial / warehouse uses subject to necessary planning consents.
- Electric Roller Shutter
- Allocated Car Parking



TO LET

Falcon House  
Weaver Street,  
Leeds  
LS4 2AU

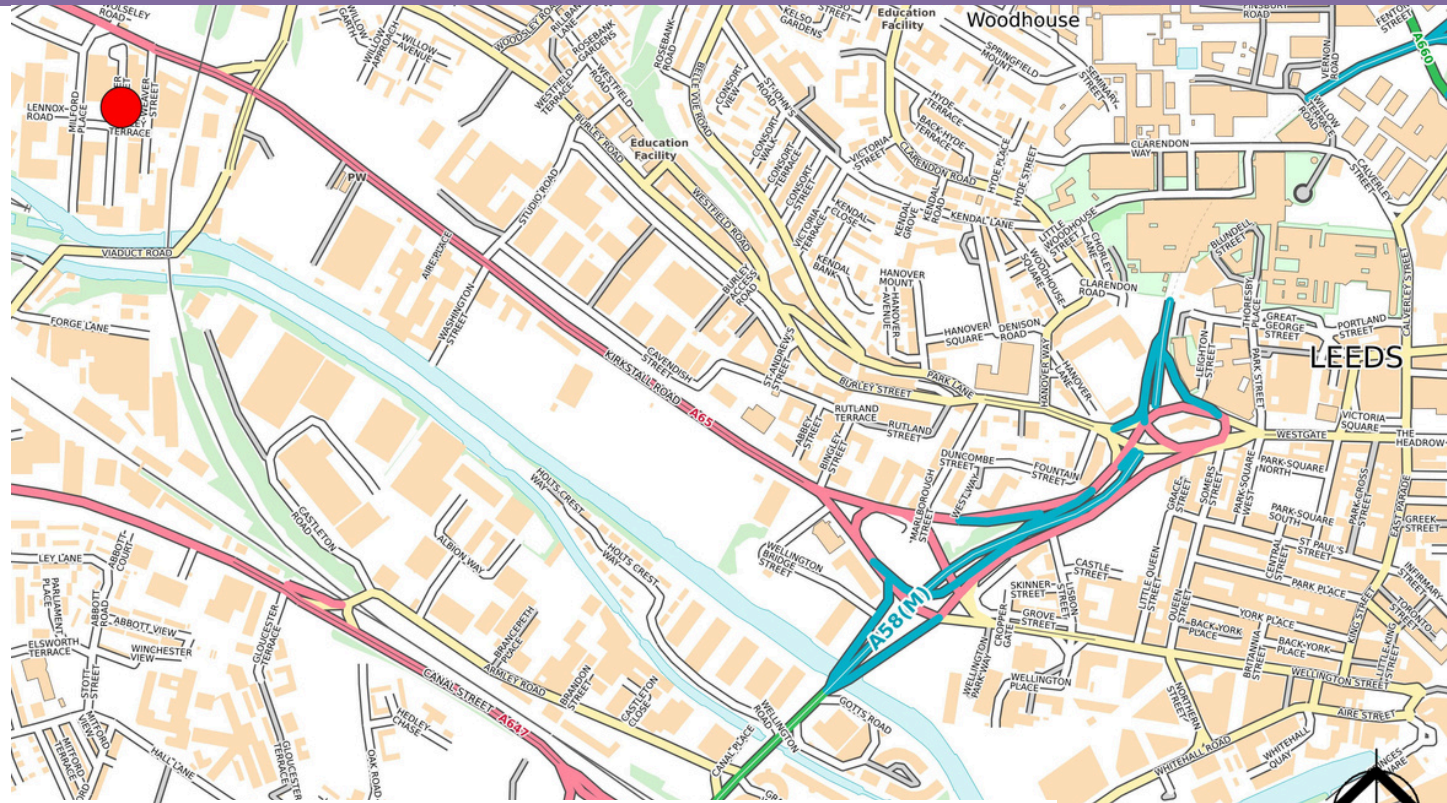
Rent on  
Application



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

# LOCATION

The subject property is located on Weaver Street, in very close proximity to the A65 / Kirkstall Road and is bounded by the River Aire and Leeds/Harrogate Railway Viaduct. Approximately 1.5 miles North-West of Leeds City Centre, the property is easily accessible by car and a variety of local bus networks. The premises is situated in close proximity to a variety of both local and national trade counter, leisure and retail operators such as JD Gym and is also adjacent to the Cardigan Fields retail park.





## DESCRIPTION

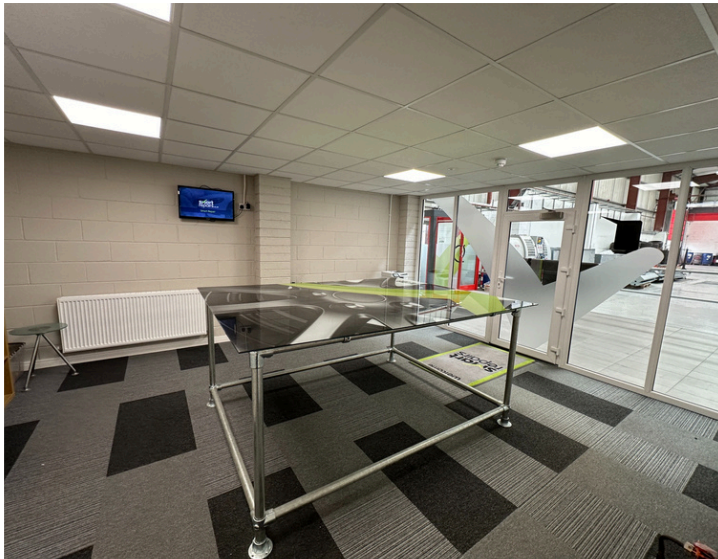
The premises forms part of Falcon House which is of steel framed portal construction with profile cladding.

Externally the property benefits from loading space, allocated car parking spaces and electric roller shutter.

Internally, the ground floor is of traditional warehouse accommodation with eaves heights ranging from 3.75m to 7m as well as partitioned office space.

The unit includes a first-floor mezzanine structure, comprising of separated office and storage spaces.

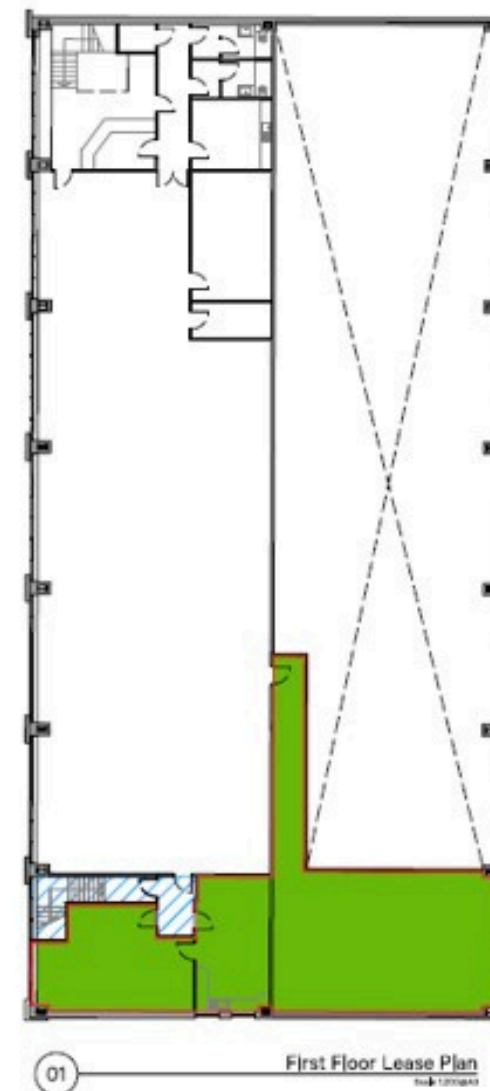
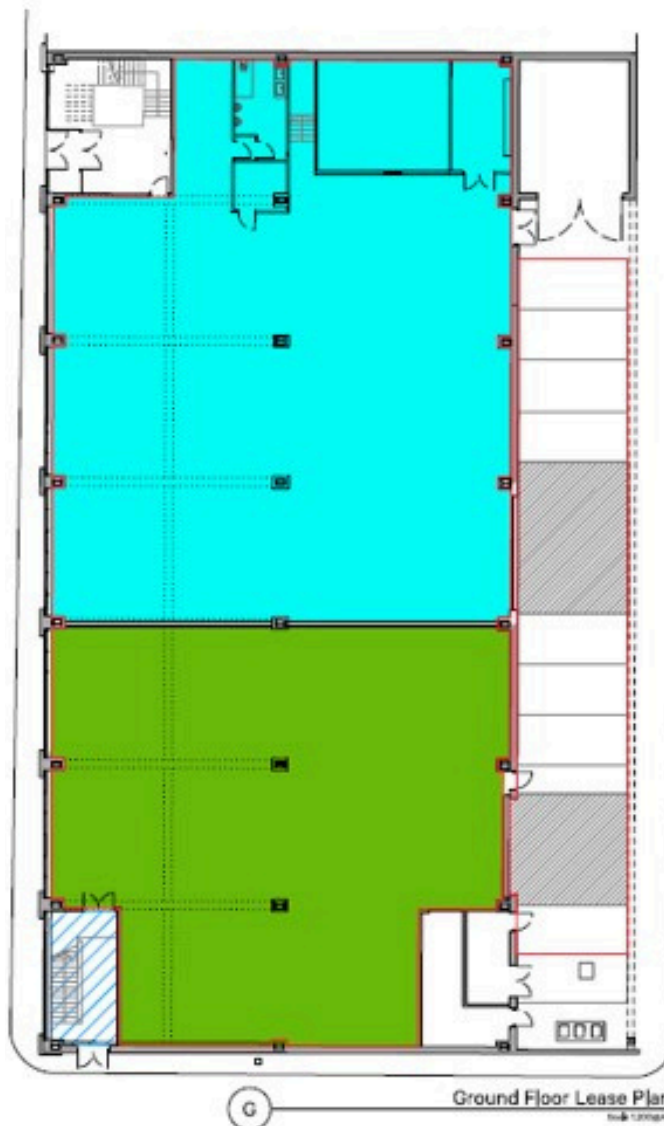
The property is available as a whole or in part with units available from approx. 6,082 sq ft up to 12,902 sq ft.

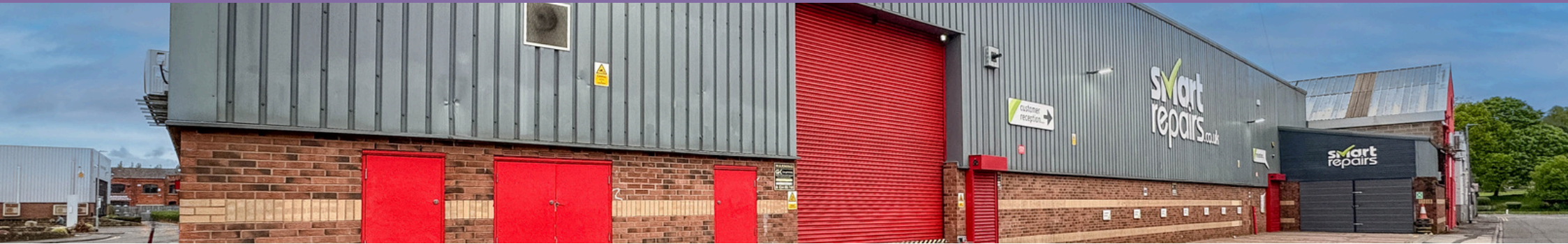


# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of:

	Sq Ft	Sq M
<b>Unit A (Green) Industrial with Ancillary Offices</b>	6,082	565
<b>Unit B (Blue) Industrial with Ancillary Offices</b>	6,820	634
<b>Total</b>	<b>12,902</b>	<b>1,229</b>





## EPC

The property currently possesses an EPC rating of E-III.

## VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

## LEGAL COSTS

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

## TERMS

The property is offered on new effective full repairing and insuring terms.

Rental on Application.

## SERVICE CHARGE

A service charge is applicable with further details available on application.

## RATEABLE VALUE

The property is due to be reassessed by the Valuation Office. Interested parties are advised to direct further enquiries to the local authority.

### SUBJECT TO CONTRACT

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is September 2024.

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



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Property Specialists ■ ■ ■ ■