

33-35 AUSTHORPE ROAD, CROSSGATES, LS15 8QR



OFFICE/STORAGE - 1ST / 2ND FLOOR SPACE TO LET

LOCATION

Crossgates is an established and busy suburb 4.5 miles from Leeds city centre. Austhorpe Road is now the prime trading pitch, in particular for services/food and leisure.

The major influx of housing at the far end of Austhorpe Road has augmented this resurgence. This is little availability.

ACCOMMODATION

First Floor	726sqft	67.5sqm
Second Floor	510sqft	47.42sqm
Total	1,272sqft	114.92sqm

TERMS

Available by way of a new 5 or 3 year eFRI lease.

RENT

£13,500pax

PARKING

4-5 spaces included.

EPC

To follow

RATES (To be reassessed upon separation)

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All arrangements to view should be via the sole agents, Dresler Smith Ltd:-

Contact: David Dresler / Karen Allen

davidd@dreslersmith.co.uk /

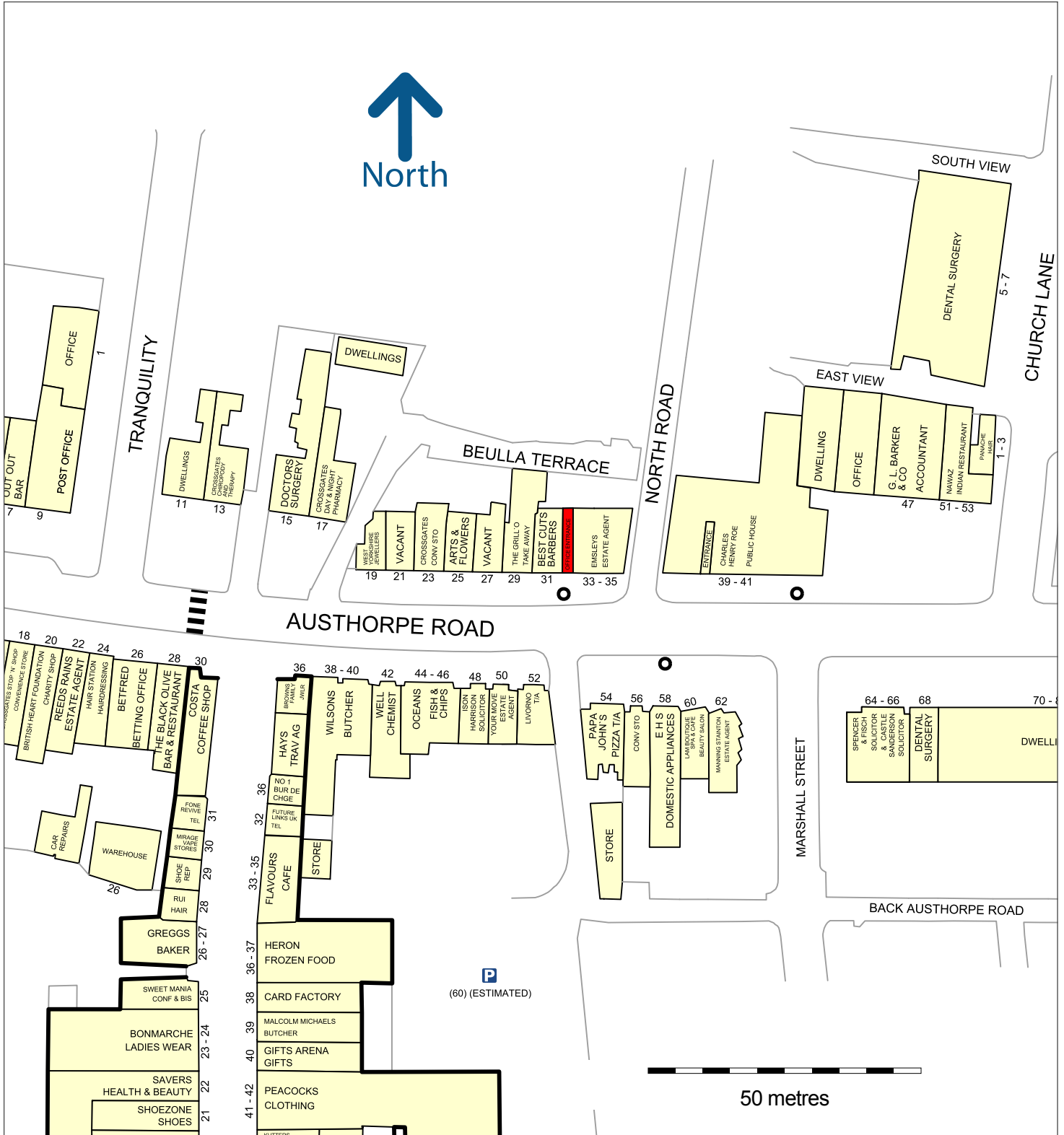
karena@dreslersmith.co.uk

Tel: 0113 245 5599

SUBJECT TO VACANT POSSESSION

Date of Particulars: APRIL 2023

SUBJECT TO CONTRACT



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Created By: Dresler Smith

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