


TO LET

Unit 1, Springwell Court, Leeds, West Yorkshire, LS12 1AL

7,951 Sq Ft (738.65 Sq M)

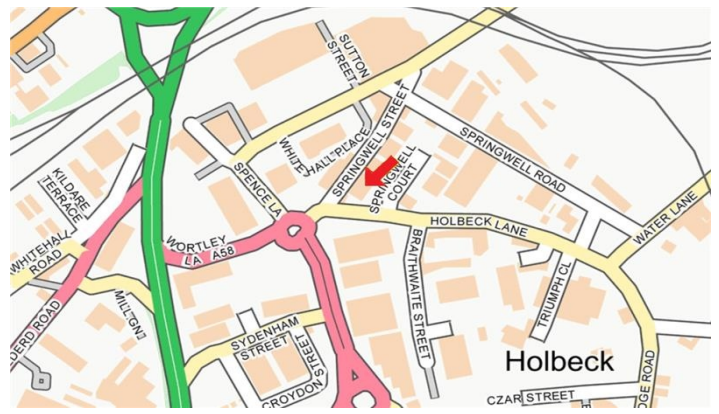
Detached trade counter / warehouse unit

- Eaves height of 6.5m
- Loading via a single electric ground level roller shutter door
- Dedicated trade counter entrance
- Detached building with 15 car parking spaces

 0113 245 6000

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Location

The property is located in the Holbeck area of Leeds and is easily accessible of Junctions 2 and 3 of the M621. Springwell Court lies towards the western side of Holbeck close to the A58 Whitehall Road in an area typified by trade counter users, out-of-town retailers and car dealerships.

The property is situated at the front of the Springwell Court estate and benefits from excellent prominence. Access is only 1 mile to the South West of Leeds City Centre and a 10-15 minutes walk from the Leeds Train Station via Water Lane.

Description

The unit benefits from:

- Eaves height of 6.5m
- Loading via a single electric ground level roller shutter door
- Dedicated trade counter entrance
- Detached building with 15 car parking spaces

Accommodation

Accommodation	Sq M	Sq Ft
Warehouse	515.15	5,545
Ground Floor Office	111.75	1,203
First Floor Office	111.75	1,203
Total	738.65	7,951

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

The property has an EPC rating of C - 73. A copy of the EPC certificate can be provided on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact:

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