

TO LET

LM ONE.

WORKSHOP UNIT / STORAGE
SPACE IN A SECURE BUSINESS
PARK



UNIT 2, FLEXSPACE LEEDS BURLEY HILL, LEEDS, LS4 2PU

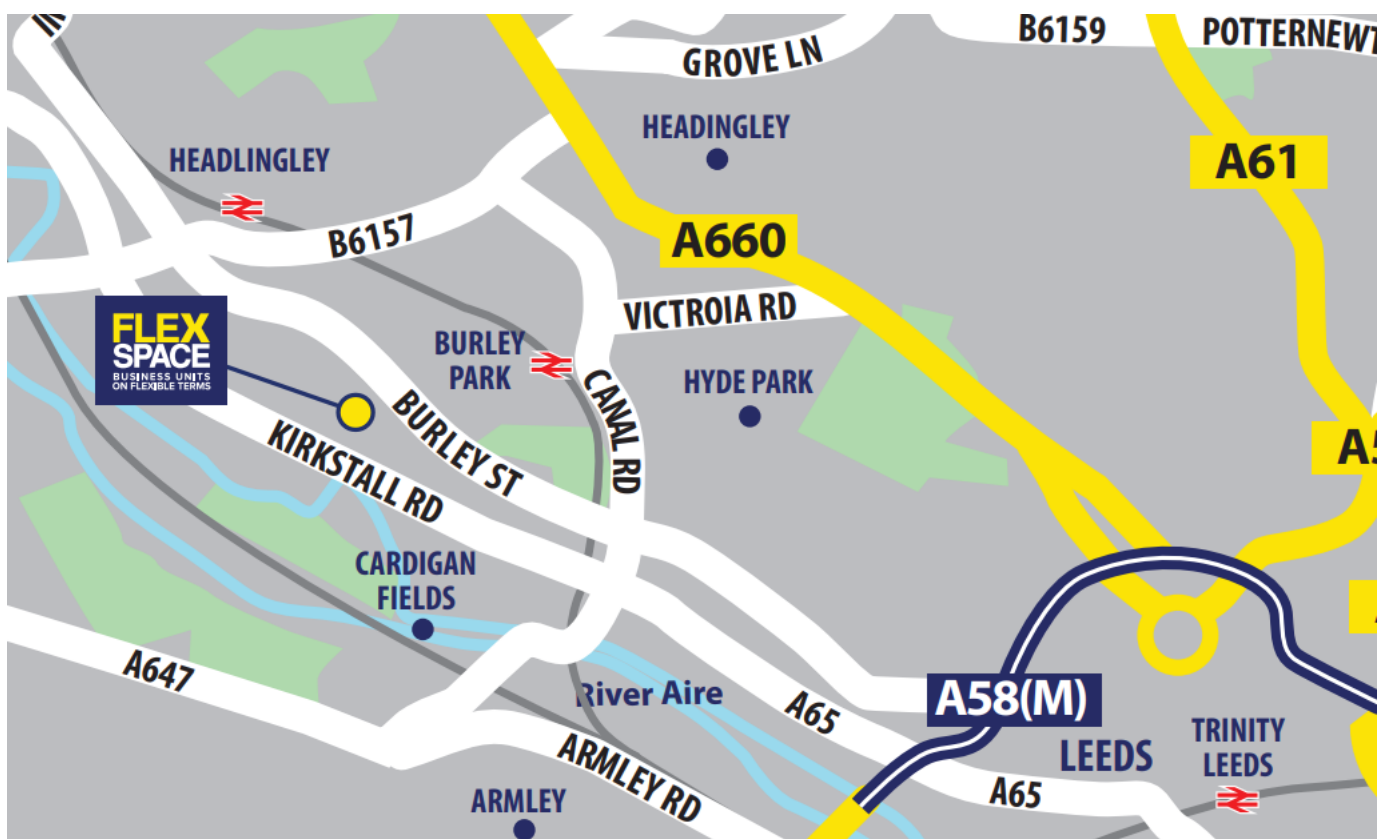
Rent - £3,189 per calendar month

Size – 3,635 sq ft

- Ideal space for workshops and small business
- Flexible terms available
- Located on a well established business park
- Close to Leeds city centre

LEASING CONSIDERATIONS

- Flexible terms available
- Located on a secure business park
- Shared yard and ample parking provided
- 3,635 sq ft GIA unit
- Quoting rent £3,189 per calendar month (inclusive of insurance and service charge)
- A range of uses possible subject to B1 and B8 planning uses.
- The unit benefits from electric roller shutter door, personnel door, 3 phase electric, lighting, W/C facilities and CCTV security



LOCATION

The centre is conveniently situated close to Leeds city centre on Burley Street just a 15 minute drive from the M621 and 25 minutes from the M1.

Unit C3 of Flex Space Burley Hill has local amenities, Headingley town centre is just under 2 miles away which provides shops, supermarkets, restaurants, cafes, bars and other essential facilities.

DESCRIPTION

Flexspace Leeds Burley Hill is a workshop that offers a versatile space suitable for light industrial, storage and warehouse purposes. The centre is fully telecoms & IT enabled and provides meeting rooms, free car parking and CCTV security.

With our workshops you get a versatile space to make your own. Our workshops are often mixed-use with desks in one corner and machinery in another. But they have been used as hairdressers, gyms and even pet grooming.

The unit forms part of a larger brick build property with electric roller shutter door and roller shutter window security.

Internally the unit has strip lighting, 3 phase electricity, a concrete floor, and office area and W/C plus kitchenette.





RENT

Quoting £3,189 per calendar month (inclusive of insurance and service charge)

BUSINESS RATES

The property Rateable Value is to be confirmed. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

EPC available on request.

LEGAL COSTS

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

VIEWINGS

By prior arrangement with the agent:

Tel / 07552 476 571

Email / Steven@LM1.agency

Tel / 07960 708 544

Email / Matt@LM1.agency

January 2023

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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