



Arch 3 Church Walk, LS2 7EG

Reference number: LDS25103




 Size: 1,097 sq ft (101.91) sq m

 Location: Leeds

 Rent: POA

 Type: Office, Retail

 Available From: Available From: Coming Soon

 Local Authority: Leeds City Council

 Deposit:

Property Description:

Coming soon (subject to works), Secure business unit beneath the railway viaduct along Church Walk. Fully glazed frontage with double entrance doors, mezzanine floor, full electrics and water supply, air conditioning, toilet & kitchen facility, internal security shutter and two parking spaces within a shared car park to the front.

Key Details:

- Secure Business Unit
- On site car parking

Location Description:

Arch 3 Church Walk can be found within the smart Church Walk Business Parade, off Kirkgate, opposite St. Peters Church, to the east of Leeds city centre. Easy access can be obtained from York Street, the Inner Ring Road (City Centre Loop) and the M1 and M621 motorways. It is very close to Leeds Market and the Bus Station.

Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Property Insurance:

The tenant is to pay the sum of £295.00 per annum in respect of a contribution to insurance.

User Planning:

The Unit is suitable for Retail or Office Use. other uses will be considered. It will be the applicants responsibility to ensure their intended use meets with local planning regulations.

Service Charge:

A Service Charge is payable to cover the costs of maintaining the shared facilities.

Contact:

Natasha Worthington

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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