



Arch 3 Fourth Court, LS11 9UG

Reference number: LDS24414



-  Size: 523 sq ft (48.59) sq m
-  Location: Leeds
-  Rent: £4,750 Per Annum + VAT
-  Type: Office, Light Industrial, Warehousing, Storage
-  Available From: Available From: Immediately
-  Local Authority: Leeds City Council
-  Deposit:

Property Description:

Unit 3 can be found within the modern Fourth Court Business Estate offering:- refurbished office/studio/workshop/storage accommodation with timber/glazed frontage, carpet/laminate flooring, suspended ceiling, toilet & kitchenette facility, 3 phase electric, steel sliding folding security door, shared courtyard with on site car parking immediately adjacent to the unit, entered via double steel palisade gates.

Key Details:

- Refurbished Premises
- Toilet & Kitchenette
- 3 phase electric
- Flexible Terms

Location Description:

The premises are located within Fourth Court Business Estate which is off Bridge Road in the Holbeck area of Leeds. It is very close to Junctions 2 & 3 of the M621 motorway.

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 £141.00 per annum in respect of a contribution to insurance.

User Planning:

The premises are fitted out with two offices and a store room at present.

Service Charge:

A Service Charge is payable to cover the costs of maintaining the shared facilities at Fourth Court Business Estate.

Property Maintenance:

The tenant is responsible for all repairs and maintenance to the property with the exception of the viaduct structure.

Contact:

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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.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

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