



## Unit 30 Bath Road, LS11 9TY

Reference number: LDS24612



 Size: 2,486 sq ft (230.96) sq m

 Location: Leeds

 Rent: £17,400 Per Annum + VAT

 Type: Warehousing, Office, Light Industrial, Storage

 Available From: Available From: June 2020

 Local Authority: Leeds City Council

 Deposit:

### Property Description:

The premises comprises a modern, steel portal framed, single storey warehouse building with two offices, a diner kitchen and ladies & gents toilets. There is also an outdoor yard and car parking for up to 8 cars. There is three phase electricity on site with ample lighting and power sockets.

## Key Details:

- Industrial Premises
- On site Parking area
- Close to city centre
- 3 phase electric

## Location Description:

The premises can be found along Bath Road, which is off Water Lane in the Holbeck area of Leeds. It is very close to Junctions 2 and 3 of the M621 Motorway and is within walking distance of Leeds City Centre.

## 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 £669.00 per annum in respect of a contribution to insurance.

## User Planning:

Light Industrial, Office, Warehousing, Trade Counter, Storage or any other use within use classes B1, B2 or B8. It will be the ingoing tenants responsibility to ensure that their intended use complies with Local Planning Regulations.

## Property Maintenance:

The tenant is required to keep the premises in good condition at all times.

## Contact:

Jonathan Baucher  
jb@b1realestate.co.uk  
07793 808 565 / 0113 873 0303

## 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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