



Arch 4 Fourth Court, LS11 9UG


Reference number: LDS24407



 Size: 523 sq ft (48.59) sq m

 Location: Leeds

 Rent: £4,750 Per Annum + VAT

 Type: Office, Retail, Storage, Light Industrial

 Available From: Available From: Immediately

 Local Authority: Leeds City Council

 Deposit:

Property Description:

Secure business unit with a steel, sliding, folding shutter door. Internally, the unit has a timber framed frontage with glazed windows and a pedestrian door, a level painted concrete floor, suspended ceiling with fluorescent lighting, ample power sockets, rear store room with kitchen sink unit and a toilet facility. There is also a shared courtyard with on-site car parking immediately adjacent to the unit which is entered via double steel palisade gates.

Key Details:

- Secure Business Unit
- Close to Motorway
- Toilet & Kitchen
- On site parking

Location Description:

Unit 4 Fourth Court can be found within a secure Business Estate comprising of 7 similar business units. Access is directly off Bridge Road, which is 5 minutes drive from Junction 3 of the M621 motorway, in the Holbeck area of Leeds.

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 considered suitable for a wide variety of uses including Office, Studio, Storage, Light Industrial, Retail, Trade Counter etc. Please note Car Repairs will not be allowed. Applicants to check that their proposed use is acceptable to the Local Council.

Service Charge:

A Service Charge of £946.80pa + vat is payable on this Unit as a contribution towards the costs of maintaining the shared facilities at this Business Estate.

Property Maintenance:

The tenant is responsible for all repairs and maintenance to the property. This does not include 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.

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