



## Arches 41-42 Crossland Court, LS11 9DG

Reference number: LDS89101



 Size: 928 sq ft (86.21) sq m

 Location: Leeds

 Rent: £7,500 Per Annum + VAT

 Type: Light Industrial, Office, Storage, Warehousing

 Available From: Available From: Immediately

 Local Authority: Leeds City Council

 Deposit:

### Property Description:

Two buildings beneath two railway arches offering secure, light industrial / office / storage accommodation with a secure car park / forecourt. The front and rear elevations of the unit comprise light brown sand faced brickwork, with a steel sliding folding door. Internally, there is a UPVC glazed frontage, laminate floor an office, store, kitchen and toilet facility.

## Key Details:

- Office/Storage/Workshop
- Kitchen & Toilet
- On site Car Parking

## Location Description:

The premises are located on Crossland Court Business Estate, off Czar Street and Bridge Road in the Holbeck district of Leeds. They are very close to Junction 3 of the M621 Motorway and less than one mile from 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 £250.00 per annum in respect of a contribution to insurance.

## User Planning:

The premises have planning consent for B1 office/workshop/studio/trade counter and B8 storage, warehousing uses. Other uses will be considered upon application but not car repairs.

## Service Charge:

There is a service charge payable to cover the costs of maintaining the shared facilities at this location.

## 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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