



## Arch 61 Brussels Street and Compound, LS9 8AA

Reference number: LDS25207



 Size: 702 sq ft (65.22) sq m

 Location: Leeds

 Rent: £9,100 Per Annum + VAT

 Type: Light Industrial, Storage

 Available From: Available From: Immediately

 Local Authority: Leeds city council

 Deposit:

### Property Description:

A secure Business Unit with an electric roller shutter door, pedestrian door, a level concrete floor, full roof & wall linings, DDA compliant toilet facility, Kitchen sink unit with hot water heater.

## Key Details:

- Roller Shutter
- Close to city centre

## Location Description:

The premises can be found along Brussels Street, near to the centre of Leeds, between the main A61 and Marsh Lane. There is good access from the Leeds Loop Road and both the M1 & M621 motorways

## 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 £189.00 per annum in respect of a contribution to insurance.

## User Planning:

Most light industrial, office, studio and/or Storage uses will be considered.

## Service Charge:

The premises can be found along Brussels Street, near to the centre of Leeds, between the main A61 and Marsh Lane. There is good access from the Leeds Loop Road and both the M1 & M621 motorways

## 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.

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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