



Arches 64 & 65 Brussels Street, LS9 8AB

Reference number: LDS25210



 Size: 1,005 sq ft (93.37) sq m

 Location: Leeds

 Rent: Open to Offers

 Type: Storage, Light Industrial, Warehousing

 Available From: Available From: Immediately

 Local Authority: Leeds City Council.

 Deposit:

Property Description:

Two secure business units beneath railway arches with internal buttresses. They both have electric roller shutter doors (Arch 65 also has an additional pedestrian door) and there is a fenced car park to the front with double gates. Inside there is a toilet facility, lighting and power sockets and a level concrete floor.

Key Details:

- Secure Storage Units
- On site parking
- Electric & Water Supply
- Toilet Facility

Location Description:

The premises can be found beneath the railway, along Brussels Street which is close to Leeds Bus Station, Marsh Lane and the City Centre Loop Road. Easy access can be obtained from both the M1 and 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 £270.00 per annum in respect of a contribution to insurance.

User Planning:

The premises are considered suitable for storage or workshop purposes (B1 & B8) and car parking. It will be the tenant's responsibility to obtain from the local planning authority any planning approvals which may be required for their intended use.

Property Maintenance:

The tenant is responsible for all repairs and maintenance to the property at all times. This excludes 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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