



Arches 80-81 Railway Street, LS9 8HB

Reference number: LDS25307



-  Size: 1,818 sq ft (168.9) sq m
-  Location: Leeds
-  Rent: £11,800 Per Annum + VAT
-  Type: Office, Storage, Light Industrial, Warehousing
-  Available From: Available From: Immediately
-  Local Authority: Leeds City Council
-  Deposit:

Property Description:

The property comprises of two interlinking Arch units 80 and 81. They are both accessed via steel, electrically operated, roller shutter doors. Internally there is a concrete floor, roof and wall linings, single phase electric supply with fluorescent lighting and ample power sockets, a toilet facility with wash hand basin and a small kitchenette with hot water boiler are also included.

Key Details:

- Workshop/Office/Storage
- Steel Roller Shutter Doors
- Toilet and Kitchenette
- Refurbished

Location Description:

The premises are situated on Railway Street which is close to Leeds City centre just off Marsh Lane and near to Quarry House. Easy access can be obtained from the M1 and M621 motorways and the Leeds Inner Ring Road.

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 £489.00 per annum in respect of a contribution to insurance.

User Planning:

The premises are considered suitable for office, workshop, studio and/or storage purposes. However, Arch Co are prepared to consider any other suitable use, subject to planning permission. Please note car repairs will not be allowed.

Service Charge:

There is no Service Charge attached to this property.

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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