

**TRADE COUNTER / OFFICES**



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

**TRADE COUNTER / OFFICES**

**TO LET**

**569 - 571, WEST LEEDS BUSINESS PARK, LS13 4EL**

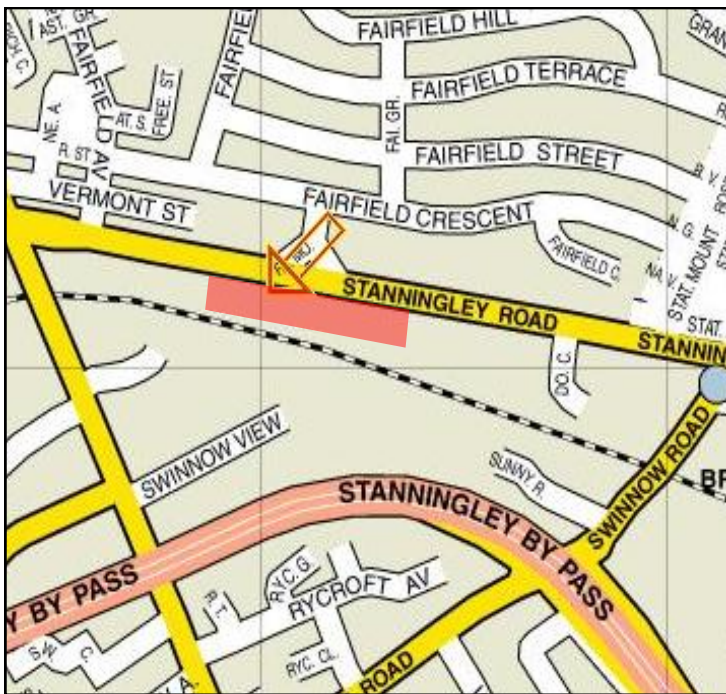


**FROM 1,511 TO 3,022 SQFT APPROX**

**MAY SPLIT**

- **PROMINENTLY LOCATED ON THE MAIN STANNINGLEY ROAD.**
- **SUITABLE FOR A VARIETY OF USES INCLUDING TRADE COUNTER, WORKSHOP AND STORAGE USE.**
- **AVAILABE ON FLEXIBLE TERMS.**

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## DESCRIPTION

The premises are brick built, single storey units of steel portal frame construction. The premises offer ground floor industrial accommodation with ancillary offices/reception area and WC facilities. The units have the benefit of drive in access via a roller shutter door to the front of the building. The units also benefit from shared yard and car parking to the front and rear.

## LOCATION

The premises are located on Stanningley Road in the area of Bramley, Leeds. They are approximate 3 miles west of Leeds city centre. From the business park, the Stanningley Bypass is easily accessible which offers easy access to the M621 and further motorway network via the A6110 ring road. The surrounding properties are a mixture of commercial / offices and residential.

## PLANNING

The property is situated within an existing employment area and would be suitable for office / admin uses and light industrial uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

## PRICE

P.O.A. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

## AMENITIES

- **Private access no shared doors and good parking.**
- **All usual main services including electricity water and drainage are available to the property.**
- **Property Link has not checked and does not accept responsibility for any of the services within this property.**

## LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

## VIEWING

Strictly by appointment only.

**Sunny Singh 0121 200 3377**

**[sunnysingh@propertylinkmidlands.co.uk](mailto:sunnysingh@propertylinkmidlands.co.uk)**

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