



RENT:

**£500 pcm all
inclusive annum**

- Store / Workshop To Let
- Total Accommodation 34sqm (370sqft)
- 24Hr Access
- All Inclusive rent
- Inspection Pit

Lock up Store / Workshop, Varley Street, Pudsey, LS28 6AN

Carlton Towe, 34 St Pauls Street, Leeds, LS1 2QB
Tel: 0113 386 3100 Email: leedscomm@dacres.co.uk

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Location

Leigh House is located just off Leeds Ring Road, with easy access to all motorway networks, ample free parking and only a few minutes' walk from the New Pudsey train station

Description

The property comprises a semi-detached workshop/store located adjacent to Leigh House. Extending to approximately 34 sq m (370 sq ft), the unit provides practical space suitable for storage or light workshop use. The accommodation benefits from a floor-to-ceiling height of approximately 2.7m and is accessed via two large inward-swinging doors offering an opening width of around 2.88m.

The unit has electricity but no water supply. Tenants may use the W/C facilities within Leigh House during business hours. The space is fully secure and offers 24/7 independent access.

Accommodation

Measured in accordance with the Royal Institute of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate gross internal areas:-

	Sqm	Sqft
Total	34	370

Terms

The property is available by way of a new all inclusive licence at an initial rent of £500pcm for a length of term to be agreed.

Business Rates

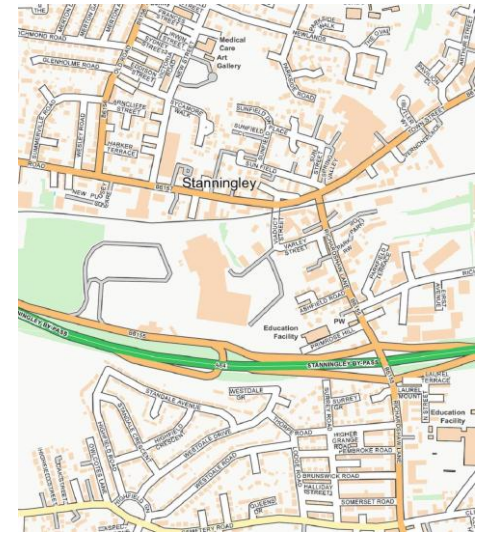
To be assessed.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful tenant prior to instructing solicitors.



EPC Exempt

VIEWING / FURTHER INFORMATION

Call 0113 383 3100 /
HKS@dacres.co.uk



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