

bramleys

COMMERCIAL

Off Commercial Road, Kirkstall, LS5 3AE | £10,400 Per Annum | sq ft



- OFFICE PREMISES 136.81m² (1,473ft²) •
Recognised commercial location approximately 4 miles to the northwest of Leeds city centre.
- Finished to a good modern standard with on-site car parking

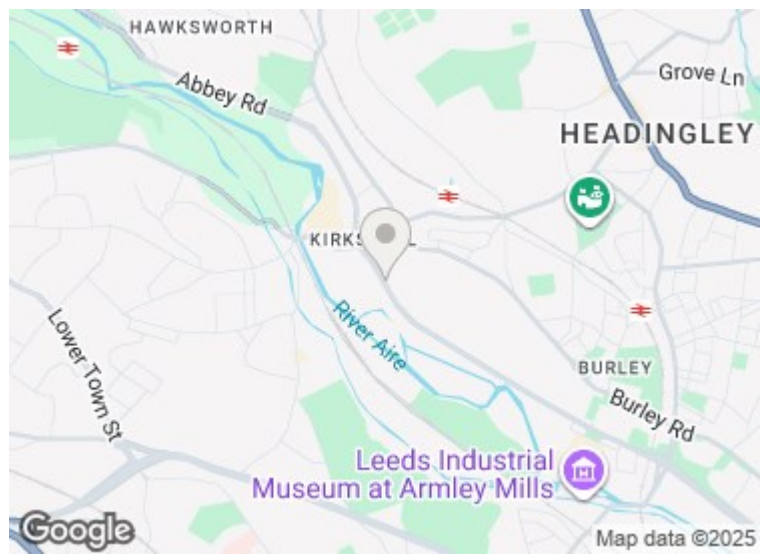
- Accessible for Kirkstall Road (A65)



The accommodation occupies the 1st floor of this two storey brick built commercial building and extends to 136.81m² (1,473ft²).

It provides good quality modern accommodation and has the benefit of on-site car parking.

The accommodation is accessed a shared entrance lobby and provides a range of partitioned offices, open plan accommodation and staff facilities.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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