

TO LET - TRADE COUNTER / INDUSTRIAL / WAREHOUSE

PROMINENT COMMERCIAL UNIT

9 Kirkstall Road, Leeds, LS3 1LH



Key Highlights

- 7,100 sq ft
- Excellent access to Leeds City Centre and J2 of the M621;
- Access via an electric roller shutter door;
- Ample parking spaces;
- To be refurbished;
- Secure shared rear yard;
- 2,260 sq ft mezzanine floor available;
- Good Trade Counter Location;

SAVILLS Leeds
3 Wellington Place
Leeds LS1 4AP
0113 244 0100
savills.co.uk



Description

The unit comprises a former retail warehouse with shared car parking area to the front and a roller shutter to the rear service yard. There is a clear eaves height of 5.5m to the underside of the haunch, with this rising towards the roof apex.

The premises are suitable for a variety of uses including light industrial, trade counter or last mile delivery, subject to the appropriate planning consent.

Location

The scheme is prominently located on Kirkstall Road and on the periphery of Leeds city centre. The location benefits from easy access to the M621 (1.8 miles to the South) and 0.8 miles to the East is Leeds Train Station.

Neighbouring operators include British Heart Foundation, Premier Inn, Grosvenor Casino and Mazuli Aluminium Windows and Doors as well as a number of trade counters.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	7,100	659.61	Available
Mezzanine - Floor	2,260	209.96	Available
Total	9,360	869.57	

Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information.

Energy Performance Certificate

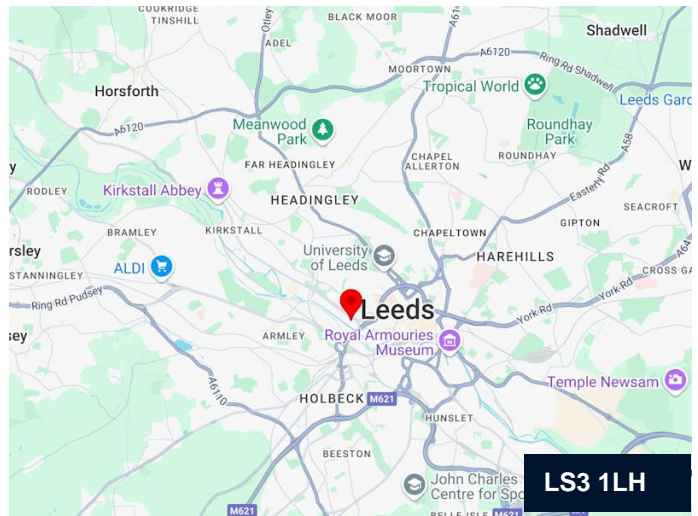
C 72

Legal Costs & VAT

Each party will be responsible for their own legal costs incurred in the transaction. VAT will be charged where applicable.

Business Rates

Rateable value: £82,000



Contact

Matthew Ewin

07811 676 695

matthew.ewin@savills.com

Leona Benfield

07815 032 132

Leona.benfield@savills.com

Mr Will Hepplewhite (Pudney

Shuttleworth)

0113 2031136

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 31/07/2025

savills