

TO LET - MIXED USE / OFFICE / TRADE COUNTER / INDUSTRIAL / WAREHOUSE

CURTIS HOUSE BUSINESS CENTRE

Berking Avenue, Leeds, LS9 9LF



Key Highlights

- 1,000 to 5,000 sq ft
- Located 1.5 miles from Leeds City Centre situated off the A64 (York Road);
- Suitable for a variety of uses;
- Mixed use office / industrial space comprising 500 - 5,000 sq ft;
- Outstanding location which benefits from excellent road links to the M1 and M621 motorways;

SAVILLS Leeds
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Description

The unit comprises 1,300 sq ft of commercial accommodation suitable for a variety of uses and benefits from secure car parking and 24 hour security.

Location

The property is located in a mixed commercial area off the A64, which is one of the main arterial routes into Leeds City Centre with up to 55,000 vehicles passing the estate each day. The estate has excellent bus links to all neighbouring towns and has a bus stop located directly outside the unit.

Junction 46 of the M1 is located approximately 5 miles to the east and Junction 2 of the M621 is located approximately 5 miles to the south west.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Unit - Mixed use	2,260	209.96
Unit - Gatehouse	1,000	92.90
Unit - 10F	1,300	120.77

Viewings

All inspections are to be arranged with the sole agent Savills and are strictly by appointment only.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

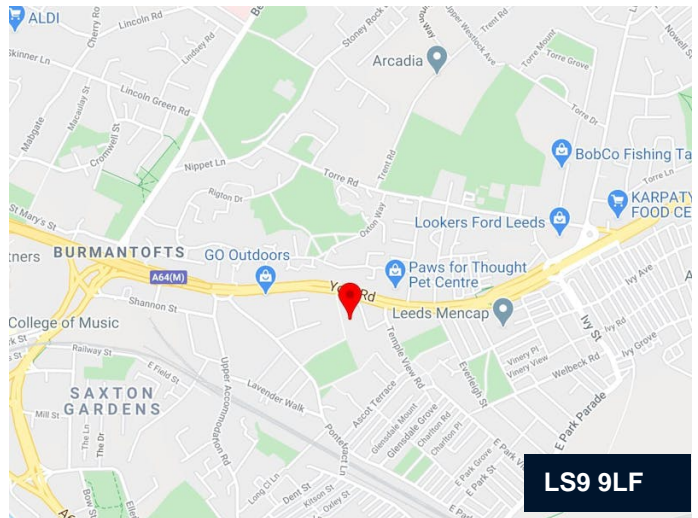
A full copy of the energy performance certificate can be made available upon enquiry.

Tenure

Leasehold - available on terms to be agreed.

Service Charge

Service charge is not applicable.



Contact

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