

AWS

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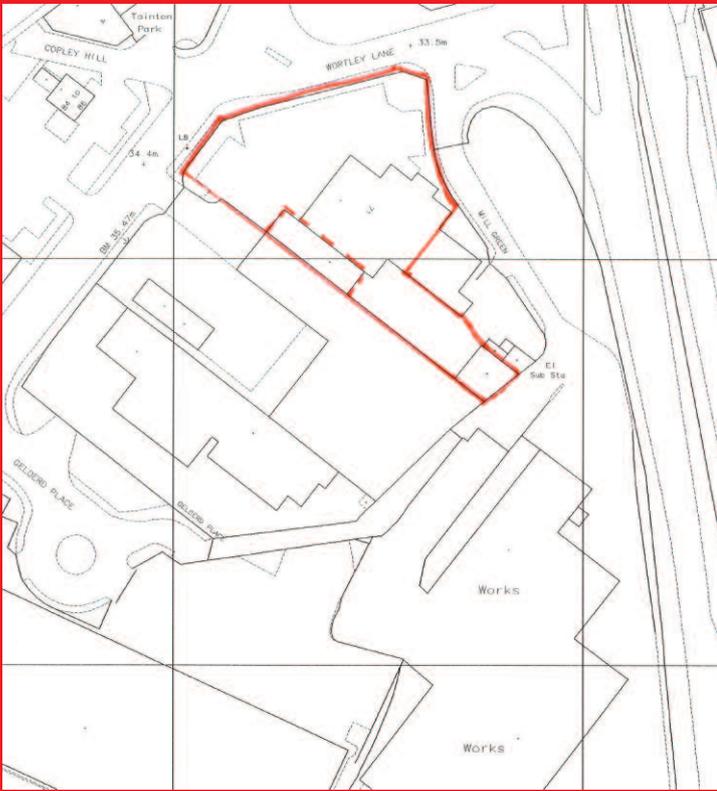
TO LET PROMINENT, SHOWROOM, OFFICES AND WORKSHOP

71 GELDERD ROAD, LEEDS LS12 6HF

• 13,662 SQ FT (1,285 SQ M)



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LOCATION

This extremely prominent showroom, workshop and office complex is situated at the junction of Gelderd Road and the Amley Gyratory, to the west of Leeds City Centre.

The site benefits from excellent motorway access and excellent access to the whole of the conurbation.

DESCRIPTION

The subject property incorporates a trade counter and showroom area, ground floor office and storage space, first floor offices, and an adjacent two storey showroom and office facility.

There is an extensive frontage to Gelderd Road with extensive parking, turning and display areas.

ACCOMMODATION

(all areas are gross internal)

Ground floor trade counter	2,068 sq ft	191.16 sq m
Ground floor office and storage	4,591 sq ft	426.56 sq m
First floor offices	4,353 sq ft	421.31 sq m
Ancillary showroom and office (available separately)	2,650 sq ft	246.26 sq m
TOTAL	13,662 SQ FT	1,285.29 SQ M

PLANNING

We understand the property has planning consent for B1 and B8 use although interested parties should make their own detailed enquiries with the Local Planning Authority.

RATEABLE VALUE

Enquirers should make their own enquiries with the Local Authority in this respect.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

TERMS

The property is available on flexible lease terms on a new effective full repairing and insuring basis.

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0113 235 1362
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VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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