

AWS

Surveyors & Property Consultants

TO LET

**SPENCE MILLS
MILL LANE
BRAMLEY
LEEDS
LS13 3HE**



**SELF-CONTAINED OFFICE
ACCOMMODATION**

352 – 1,222 ft² (32.7 – 113.5 m²)

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF

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Property Particulars

LOCATION

Spence Mills is located at the junction of Mill Lane and Broad Lane in Bramley, which is situated approximately 3 miles to the North West of Leeds City Centre.

The estate is close to the main Bradford Road and therefore offers an excellent position to serve both the Leeds and Bradford conurbations. Local bus routes to Leeds and Bradford are from Broad Lane.

DESCRIPTION

Spence Mills comprise a complex of single and two-storey construction surrounding a central courtyard. The premises are constructed in brick elevations beneath a mainly pitched slate roof.

The complex has been sub-divided to provide a wide range of industrial warehouse/ workshops and office units.

ACCOMMODATION

We currently have the following units available:

| <i>Unit</i> | <i>Size (ft²)</i> | <i>Size (m²)</i> | <i>Rental (pax)</i> |
|-------------|------------------------------|-----------------------------|---------------------|
| Unit 1 | 685 | 63.6 | Please enquire |
| Unit 2B | 352 | 32.7 | Please enquire |
| Unit 2C | 1,000 | 91.9 | Please enquire |
| Unit 6A | 1,222 | 113.5 | £6,110 pax |

Units 1, 2B & 2C

Office suites of various sizes available at ground and first floor level. Can be combined to meet larger requirements.

Units 6A

A first floor office premises which benefits from toilet and kitchenette facilities and suspended ceilings with CAT II lighting.

TERMS

The units are all offered by way of new flexible leases on effective full repairing and insuring terms for a term of years to suit.

VAT

At present no VAT will be charged on rents or services charges and the Landlord has no intention to start charging at the present time. However, the Landlord reserves the right to do so at a later date.

SERVICE CHARGE

A service charge will be levied by the Landlord to cover the costs of keeping and maintaining the buildings and the estate, the provision of caretaking and security facilities as deemed necessary, and the cleaning and lighting of the common parts.

ENERGY PERFORMANCE

Copies of the Energy Performance Certificates for the units are attached to this brochure.

Full copies of the current Energy Performance Certificates and Recommendation Reports are available on request.

BUSINESS RATES

Interested parties should make their own enquiries from the Leeds City Council Business Rates department prior to making an offer.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's legal fees incurred in the drawing up of the lease and the counterpart thereof.

VIEWING

By appointment with the sole letting agents only, interested parties should contact Robert Wright of AWS on 0113 235 1362

SUBJECT TO CONTRACT

Details updated October 2015

