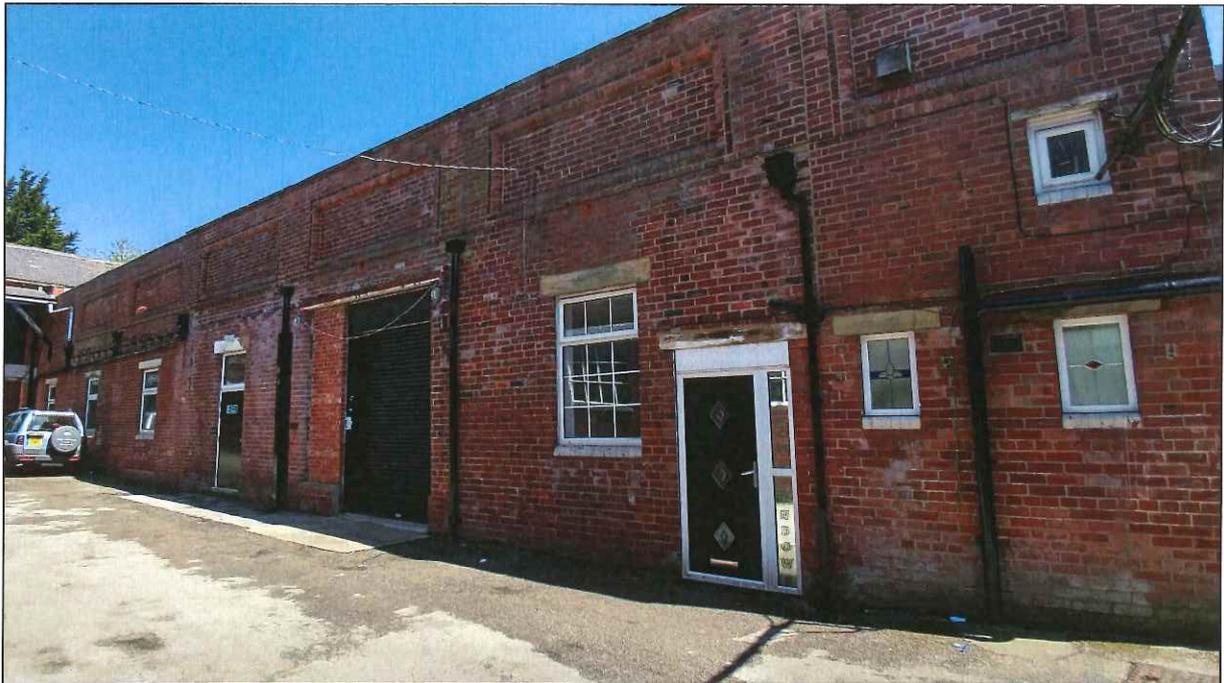


AWS

Surveyors & Property Consultants

TO LET

**UNIT 8, SPENCE MILLS
MILL LANE, BRAMLEY
LEEDS
LS13 3HE**



**LOW COST INDUSTRIAL AND STORAGE
ACCOMMODATION
5,365 ft² (498.4m²)**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
T: 0113 235 1362 F: 0113 380 5800 E: property@awsltd.co.uk
www.awsltd.co.uk

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 profiled metal 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 unit available:

Unit	Size (ft ²)	Size (m ²)	Rental (pax)
Unit 8	5,365 ft ²	498.4m ²	£17,500pax

Unit 8

A detached workshop with three phase power, male/female toilets and a front and side loading door. Off from the workshop are two ancillary offices and a mezzanine level providing additional male/female toilet facilities.

TERMS

The unit is offered by way of a new flexible lease 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

This unit is classified as a workshop of low energy demand and accordingly, an EPC has not been deemed appropriate.

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 incoming 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 March 2016

