

BUILDERS YARD WITH TWO STOREY OFFICES & WORKSHOPS



TO LET

GLOBE WORKS, BATH ROAD, LEEDS, LS11 9TZ

- **Site of approximately 0.38 acres**
- **3,443 sq ft of offices and workshop**
- **Secure concrete yard**

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LOCATION

The property is situated on the west side of Bath Road within Holbeck. Leeds City Centre and Jnc 3 of the M621 are accessed via Water Lane and Sweet Street.

DESCRIPTION

0.38 acres former builder's yard with two storey offices, workshop and approximately 0.13 acres of concreted and secured yard.

ACCOMMODATION

Description	Sq ft	Sq m
Offices (2 storeys)	1,489	138.30
Nissen Hut Workshop	1,944	180.58
TOTAL	3,443	318.88

BUSINESS RATES

The current Rateable Value of the premises at £22,500. NB this is not the amount payable.



TERMS

The premises are offered via a short-term licence only. 6 months maximum. Rental based upon £3,000 per calendar month exclusive of VAT, business rates, buildings insurance and utility costs.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

CONTACT

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Subject to Contract