

TO LET

FLEXIBLE GROUND FLOOR SUITE

c. 4,000 SQ FT



Suitable for a variety of uses (STP) – Arts Studio, Training / Educational, Clinic, Dark Kitchen, Fitness Studio, Leisure, Retail / Showroom, Gallery or Office



Prominent Frontage onto Burley Road



Loading Bay



Fitted Kitchenette & WCs



On-site Parking



DDA Access

TAYLOR WORKS

BURLEY HILL

LEEDS

LS4 2PU

LOCATION

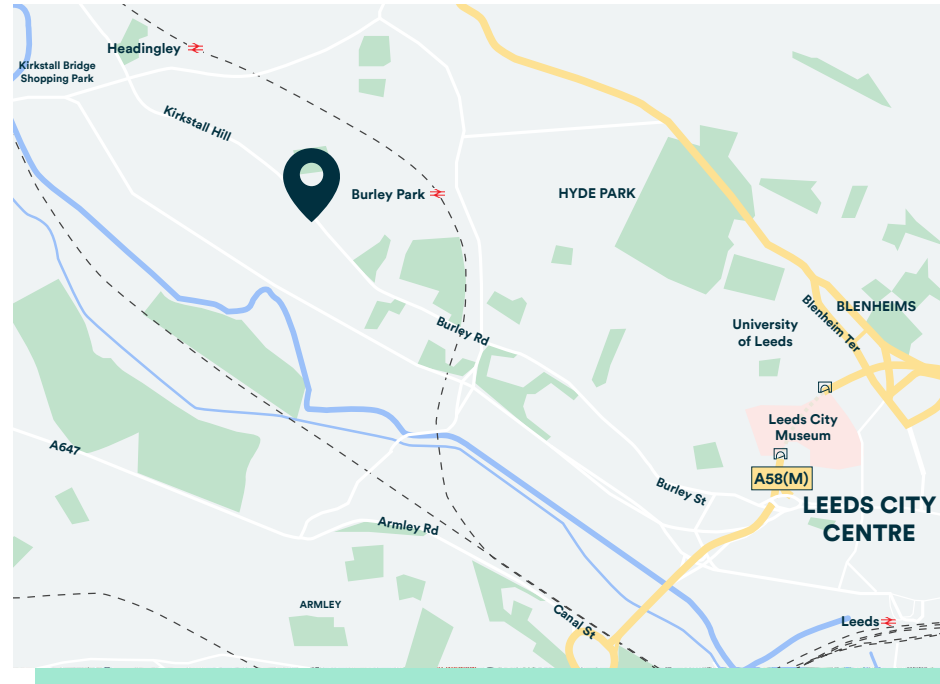
The Taylor Works forms part of the larger Flexspace Burley Hill development, which comprises multiple offices, workshops, studios and self storage.

The Taylor Works is situated in a densely populated residential area with prominent frontage onto Burley Road which provides a range of amenities including shops and cafes.

Leeds City Centre is only 2 miles away. There is a regular bus

service (every 10 minutes) to the city centre from Burley Road. Additionally, Burley Park Train Station is a 10 minute walk away.

Headingley is only a 20 minute walk away and benefits from a large student population as well as a wide range of Bars and Restaurants including Fat Hippo, The Skyrack, De Baga, and the popular bars The Box and Manhatta.



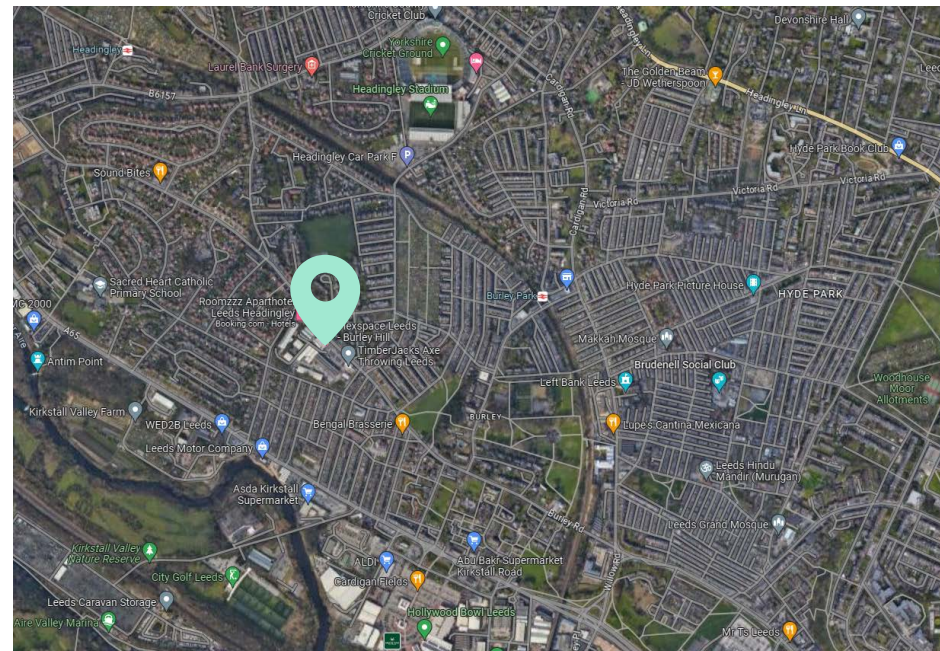
2 MILES FROM LEEDS CITY CENTRE



20 MINUTE WALK FROM HEADINGLEY



TRAIN STATION 10 MINUTE WALK AWAY



SITUATED IN A DENSELY POPULATED RESIDENTIAL AREA WITH PROMINENT FRONTAGE ONTO BURLEY ROAD

DESCRIPTION

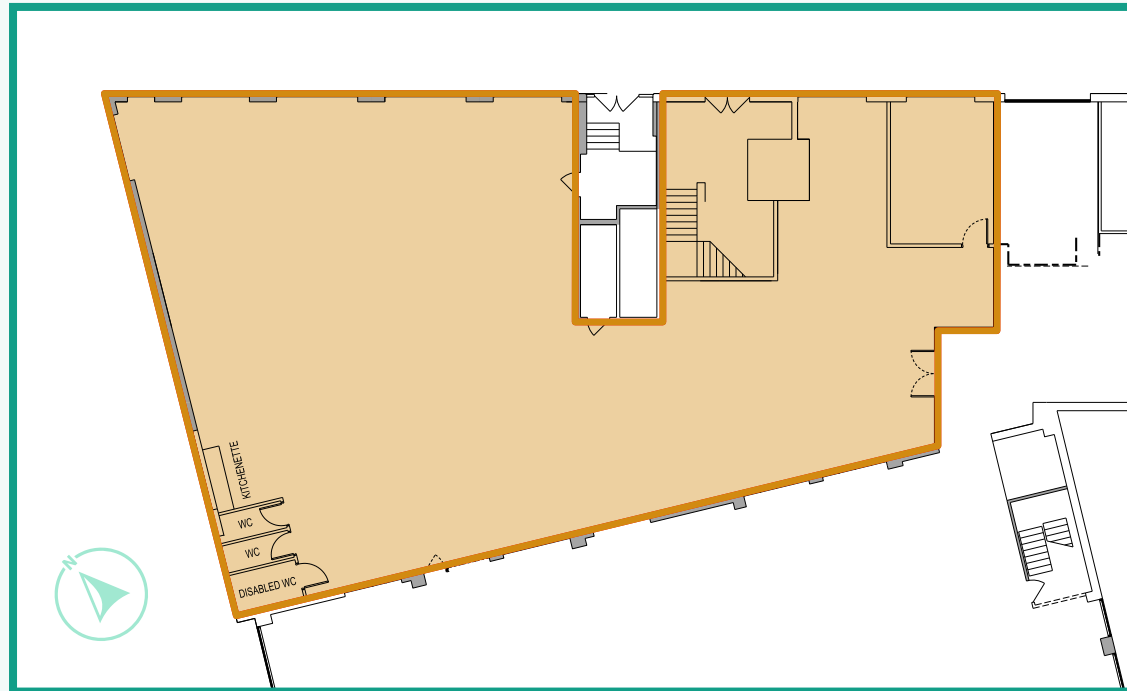
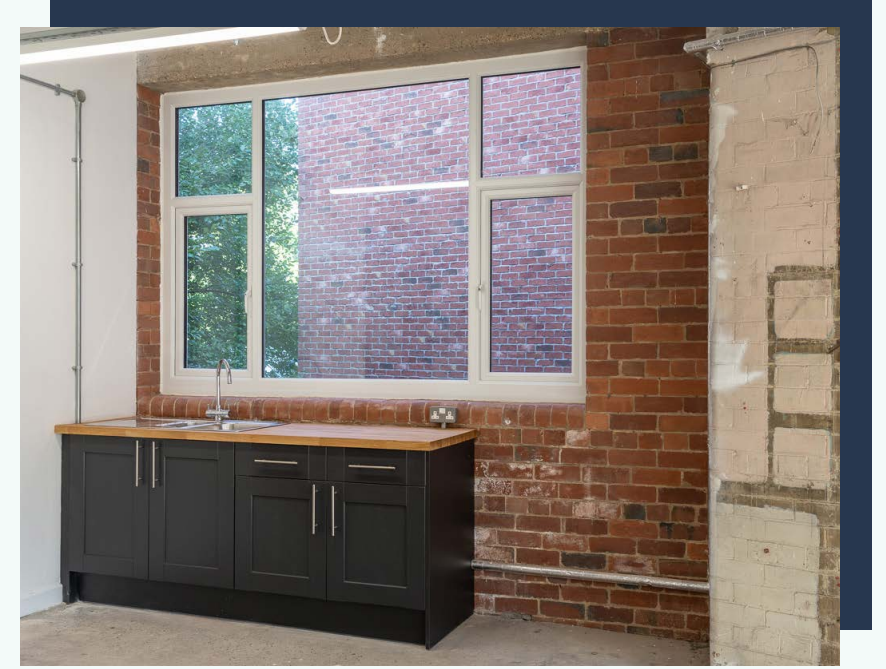
The unit has a relatively uniform rectangular shape and offers characterful, 'loft style' accommodation with unobtrusive structural steel columns and exposed brickwork throughout.

The unit benefits from a kitchenette, WCs and a versatile open plan space that could accommodate a variety of occupiers and range of uses (STP).

A great advantage of the building is the large windows, which provide excellent natural light to the unit.

They run the full length of the extensive frontage to Burley Road, offering great branding opportunities to an incoming tenant.

The unit also benefits from access to a loading bay at the front.



RENT

£35,000 per annum exclusive + VAT.

TERMS

The property is available to let by way of a new Internal Repairing Lease on terms to be agreed.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local charging authority.

PLANNING

The premises benefit from Use Class E.

INSURANCE & SERVICE CHARGE

Further information can be provided upon request.

EPC

The building has an EPC rating of C.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

VIEWING & FURTHER INFORMATION

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MISPRERESENTATIONS ACT

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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