

**TO LET**

**INDUSTRIAL PREMISES**

**APPROX. 12,992 SQ FT**

**(1,207 SQ M)**



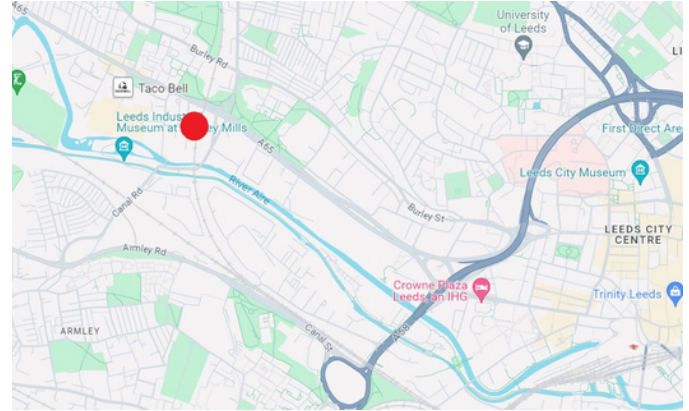
**HOLDER & CO**  
Property Consultants



**Falcon House  
Weaver Street  
Leeds LS4 2AU**

- 12,992 sq ft (1,207) sq m
- Superb Location off the A65
- 1 mile from Leeds City Centre
- Eaves height of 7.5m - 3.75m
- Excellent condition





## LOCATION

Located on the popular Kirkstall Industrial Park and with access from Weaver Street, just off Kirkstall Road (A65), approximately 1 mile West of Leeds City Centre. The area is typified by a mixture of industrial, trade counter and leisure operators.

## DESCRIPTION

The premises form part of Falcon House which is a steel framed portal building with profile cladding. Access to the warehouse is via a single roller shutter door. Internally the accommodation provides warehouse / industrial space with eaves ranging from 7m - 3.75m, together with GF & FF offices and stores with forklift access.

## TERMS

The premises are offered on a new lease at a rental of £108,550 per annum, exclusive of VAT. The tenant will be responsible for payment of utilities and business rates in connection with their occupation.

## RATEABLE VALUE

The property is due to be reassessed by the Valuation Office. Interested parties are advised to make their own enquiries in this respect.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to GIA:

Description	Sq M	Sq ft
GF Warehouse / Industrial	944.73	10,169
GF Office	63.45	683
FF Office & Stores	198.81	2,140
<b>Total</b>	<b>1,207</b>	<b>12,992</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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