



TO LET

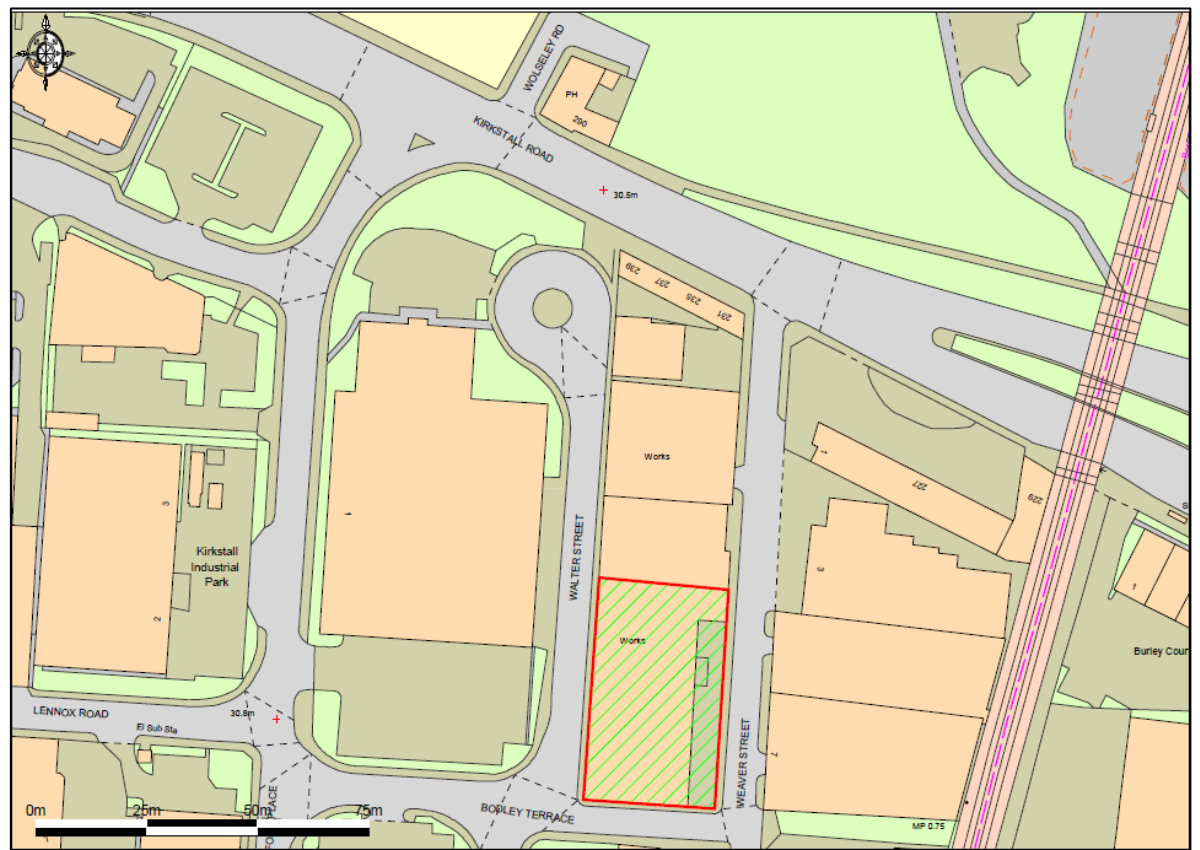
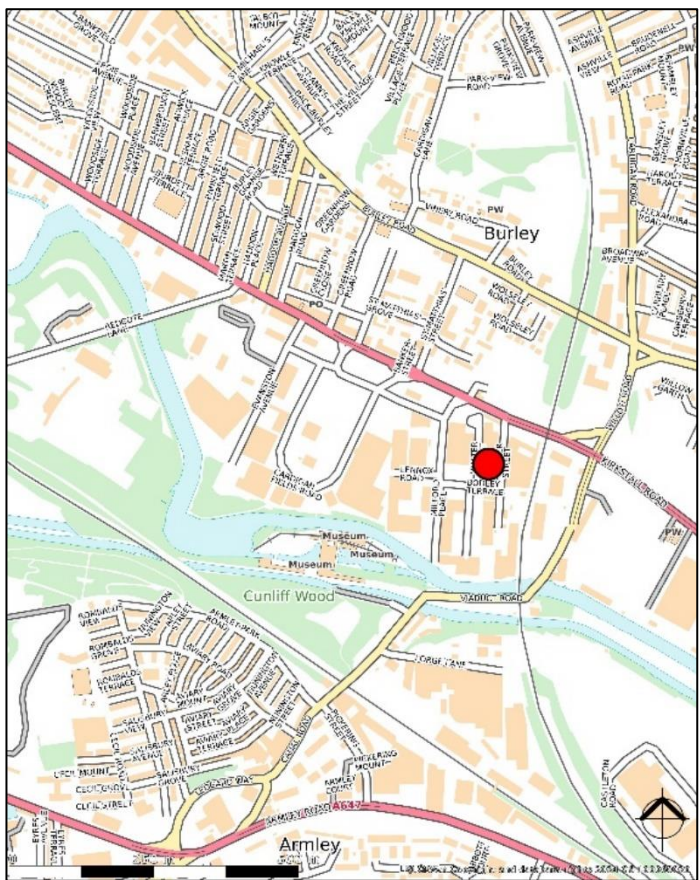
**INDUSTRIAL
PREMISES**

Approx. 11,103 Sq ft
(1031.5 Sq m)

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

**Rental:
£91,500 per annum**

- Fantastic Location Off the A65 / Kirkstall Road
- Approx. 1 Mile from Leeds City Centre
- Electric Roller Shutter
- Allocated Car Parking
- 3.75m – 7.5m Eaves Height
- Excellent Condition



Boundaries for illustrative purposes only and not to be relied upon

Location

The subject property is located on Weaver Street, in very close proximity to the A65 / Kirkstall Road and is bounded by the River Aire and Leeds/Harrogate Railway Viaduct. Approximately 1.5 miles North-West of Leeds City Centre, the property is easily accessible by car and a variety of local bus networks. The premises is situated in close proximity to a variety of both local and national trade counter, leisure and retail operators such as JD Gym and is also adjacent to the Cardigan Fields retail park hosting a wealth of national operators such as Vue Cinema, Pizza Hut and Bannatyne Health Club.

Description

- The premises forms part of Falcon House which is of steel framed portal construction with profile cladding.
- Externally the property benefits from loading space, allocated car parking spaces and electric roller shutter.
- Internally, the ground floor is of traditional warehouse accommodation with eaves heights ranging from 3.75m to 7m.
- The unit includes a first floor mezzanine structure, comprising of separated office and storage spaces.

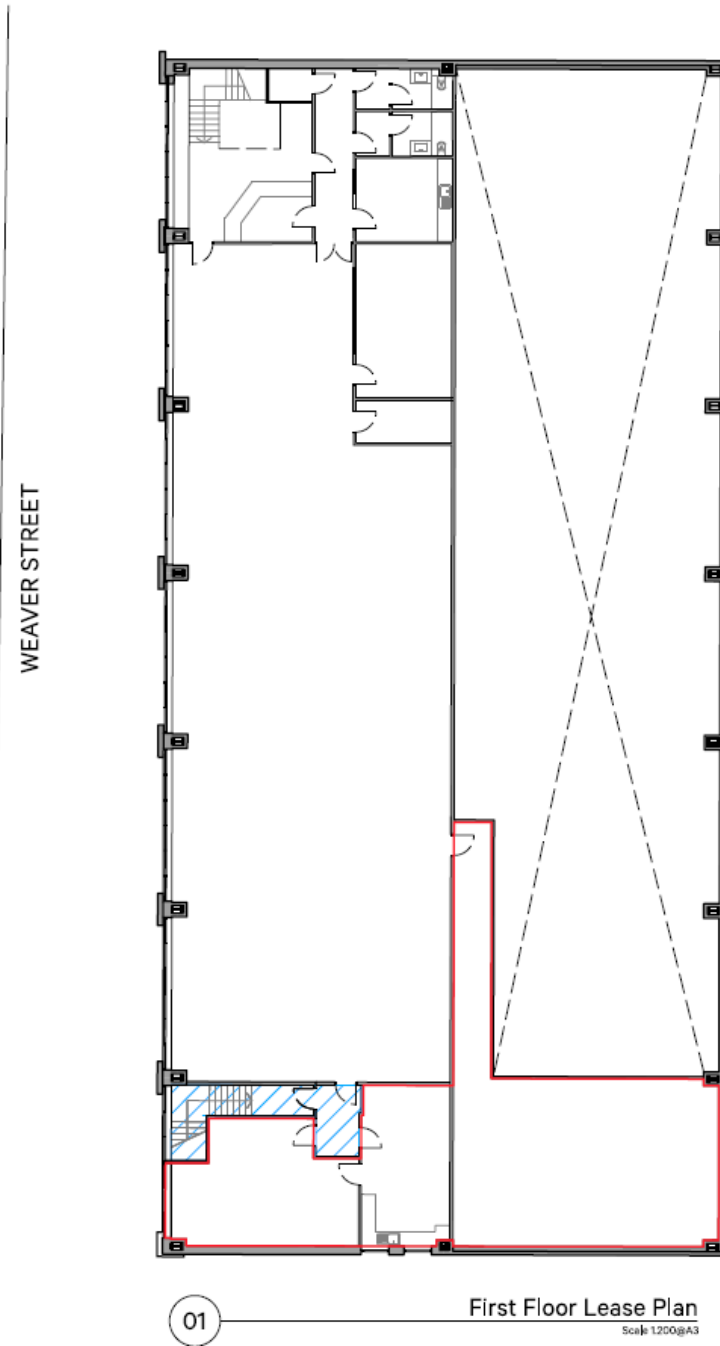
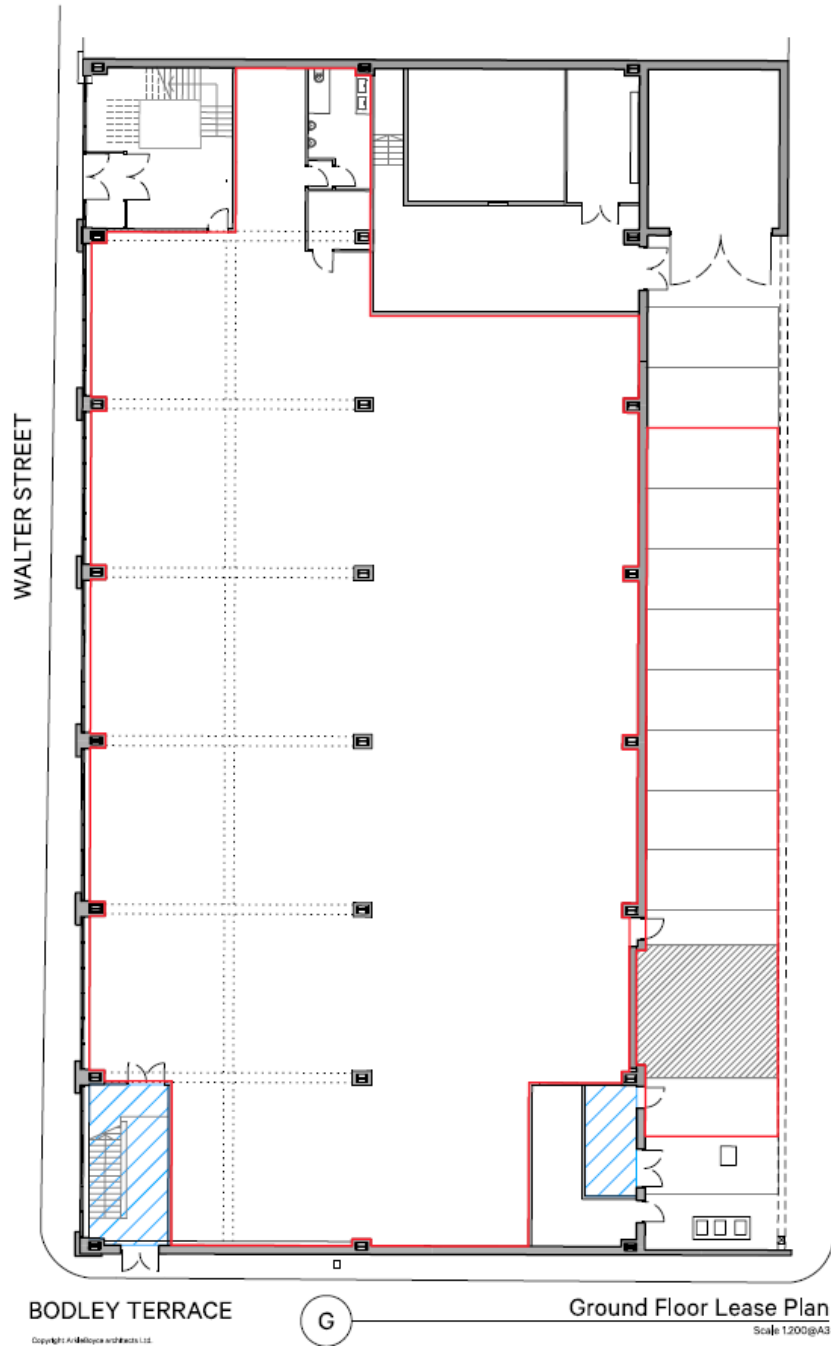


Accommodation

Measured in accordance with the RICS Property Measurement (Incorporating Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Description	Sq Ft	Sq M
Ground Floor Warehouse / Industrial	9,646	896.1
First Floor Office	592	55
First Floor Storage	865	80.4
Total	11,103	1,031.50

Floor Plan



Boundaries for illustrative purposes only and not to be relied upon.

Terms

The property is offered on a new effective full repairing and insuring lease at an asking rental of £91,500 per annum, exclusive of VAT. The tenant will be responsible for payment of utilities, service charge and business rates in connection with their occupation.

Business Rates

The property is due to be reassessed by the Valuation Office. Interested parties are advised to direct further enquiries to the local authority.

EPC

The property benefits from an EPC rating of E – 111

Legal Costs

Each Party to be responsible for their own legal costs incurred in any transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the offeree prior to instructing solicitors.

Misrepresentation Act:

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details prepared: May 2024

For more information, please contact:

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All Enquiries:

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