

# **To Let**



Spence Mills Mill Lane, Leeds, LS13 3HE

# Spence Mills a52 to 3,832 sq ft (32.70 to 356 sq m) Cost effective Ample on street parking Great natural light Rear courtyard area Flexible terms

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## Spence Mills, Mill Lane, Leeds, LS13 3HE

### Summary

Available Size	352 to 3,832 sq ft
Rent	£7.00 - £8.00 per sq ft
EPC Rating	Upon enquiry

### Location

Spence Mills is located on the junction of Mill Lane and Broad Lane in Bramley. This is a popular suburb of Leeds, located approximately 3 miles to the North West of Leeds City Centre.

The estate is close to the main Bradford Road and Pudsey By-pass which provides excellent access to both Leeds and Bradford conurbations. Local bus routes operate on Broad Lane to Leeds and Bradford.

### Description

Spence Mills is a complex incorporating office, workshop and storage units. It is a combination of single and two storey buildings surrounding a central courtyard incorporating both office and workshop accommodation. The premises are constructed of brick elevations.

### Accommodation

Name	sq ft	sq m	Availability
1st - Unit 6B/C	2,480	230.40	Available
1st - Unit 2B	352	32.70	Available
1st - Unit 2C	1,000	92.90	Available
Total	3,832	356	

### Terms

The available units within Spence Mills are available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rental rate is to be 27.00 - 28.00 per sq ft per annum. Short term and flexible lease options may be available.







### Viewing & Further Information



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