



## Spence Mills

Mill Lane, Leeds, LS13 3HE

### Spence Mills

**352 to 3,832 sq ft**  
(32.70 to 356 sq m)

- Cost effective
- Accessible location
- Ample on street parking
- Great natural light
- Rear courtyard area
- Flexible terms

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

## Summary

<b>Available Size</b>	352 to 3,832 sq ft
<b>Rent</b>	£7.00 - £8.00 per sq ft
<b>EPC Rating</b>	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.

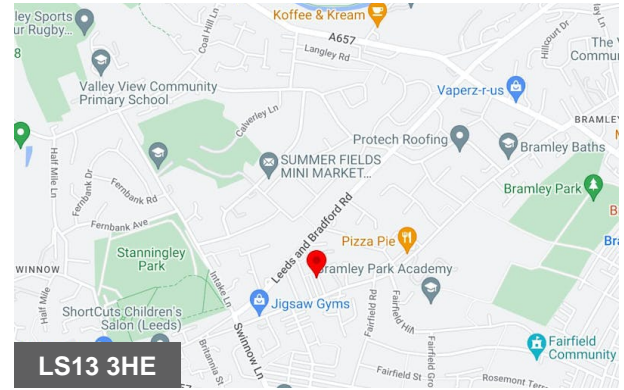
## Accommodation

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
<b>Total</b>	<b>3,832</b>	<b>356</b>	

## 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 £7.00 - £8.00 per sq ft per annum. Short term and flexible lease options may be available.



## Viewing & Further Information



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