



Leeds Central

Small Industrial Units available in the Leeds Central area

■ Jack Lane
■ Industrial Estate
■ Jack Lane, Leeds LS11





Jack Lane Industrial Estate Jack Lane, Leeds LS11

General Description and Location

The estate is located approximately one mile from the city centre and in close proximity to the M621 motorway.

The units range in size from 175.5 sq m (1890 sq ft) to 239 sq m (2576 sq ft).

Permitted Use

The units may be used for a wide range of light industrial uses. Please contact the Estate Manager to confirm that your proposed use is acceptable. Use for storage only is not permitted.

General Specification

- Traditional brick outer and concrete inner walls
- Profiled sheet metal roof
- Eaves height 6.9 m (22')
- Clear door height 5.13 m (16') width 3.5 m (11')
- 3 phase electrics available in certain units
- Integral toilet and wash basin in certain units
- Security fenced perimeter
- Security camera and lighting on the estate

Tenant Responsibilities

The tenant is responsible for the following costs:

- Rent
- Service charge
- Internal repairs including main doors, windows and malicious damage
- Insurance of contents/equipment belonging to the tenant, employee and third party insurance
- Business rates
- Services used (gas, electricity, telephone, water)

Terms

The Council offers the units on a standard six month rolling tenancy arrangement. This may be terminated by the tenant serving three months notice or the Council serving six months notice.

From viewing through to completion of the agreement can usually be achieved within two to four weeks.

Costs

Initial costs include:

- One months rent and service charge in advance
- A bond equal to 3 months rent
- £250 surveyors / legal fees
- And thereafter;
Rent and service charge paid monthly in advance

Other Council Services

Leeds City Council supports small businesses and has a free business advice service which provides information on a wide range of services and grants available to new and expanding businesses. A free property search service is also available to help you find the ideal unit. Please contact the Estate Manager for further details.

Business Rates Information

The Business Rate assessment and level of rates payable may be obtained by contacting the Council's Business Rates Department 0113 247 6983.

Viewing may be arranged by telephoning 0113 247 7810
Details of units currently available may also be obtained by contacting the Small Industrial Unit Team on the same number.



This information can be made available in large print, braille and other formats.

If you have difficulty understanding English, it can also be made available in other languages.

Please telephone 0113 247 7872 for further assistance.



Kildare Terrace Industrial Estate Gelderd Road, Leeds LS12 1DB

General Description and Location

The estate is located close to the junction of Whitehall Road and Gelderd Road, just a mile from junction 2 of the M621.

The units range in size from 45 sq m (494 sq ft) to 91 sq m (988 sq ft).

Permitted Use

The units may be used for a wide range of light industrial uses. Please contact the Estate Manager to confirm that your proposed use is acceptable. Use for storage only is not permitted.

General Specification

- Red brick walls / blockwork inner walls
- Profiled sheet metal roof
- Eaves height 3.35 metres (11')
- Clear door height 2.6 metres (8'7") width 2.4 metres (7'11")
- 3 phase electrics available in certain units
- Integral toilet and wash basin
- Security fenced perimeter

Tenant Responsibilities

The tenant is responsible for the following costs:

- Rent and service charge payable in advance
- Internal repairs including main doors, windows and malicious damage
- Insurance of contents/equipment belonging to the tenant, employee and third party insurance
- Business rates
- Services used (gas, electricity, telephone, water)

Terms

The Council offers the units on a standard six month rolling tenancy arrangement. This may be terminated by the tenant serving three months notice or the Council serving six months notice.

From viewing through to completion of the agreement can usually be achieved within two to four weeks.

Costs

Initial costs include:

- One months rent and service charge in advance
- A bond equal to 3 months rent and service charge in advance
- £250 surveyors / legal fees
- And thereafter;
Rent and service charge paid monthly in advance

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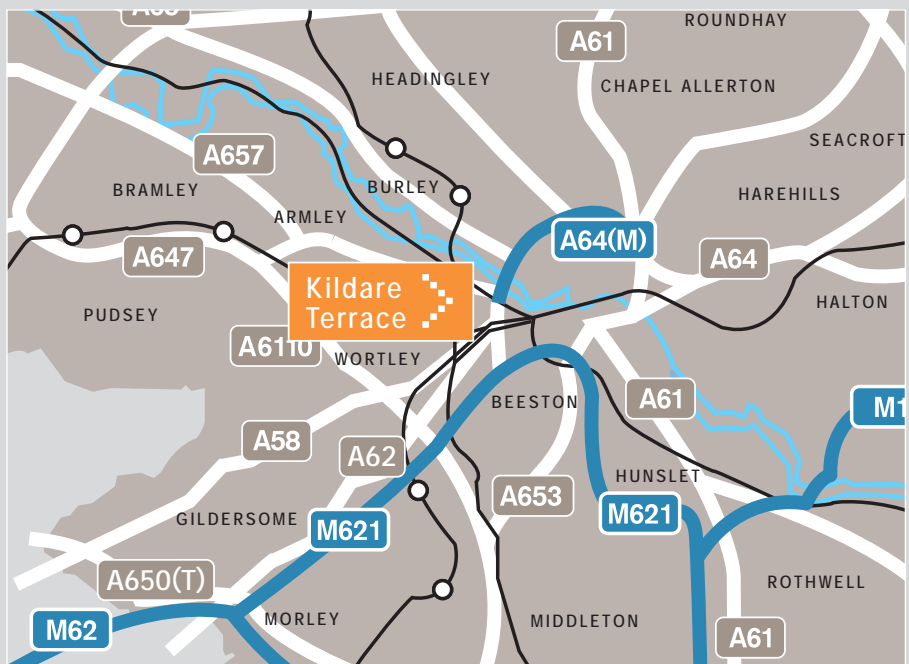
Copies of these particulars are available, upon request, in braille, large print and foreign languages.

Business Rates Information

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Viewing may be arranged by telephoning 0113 247 8000.

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Please [click here](#) to view Googlemap

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