

Small Industrial Units
Leeds City Council

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Leeds North & West

Small Industrial Units available in the Leeds North & West area

Ashton Road
Industrial Estate
Harehills, Leeds LS8





Ashton Road Industrial Estate Harehills, Leeds LS8 5BZ

General Description and Location

The estate is located between Harehills Lane and Harehills Road, close to St James' University Hospital and approximately three miles north east of the city centre.

The units range in size from 27 sq m (290 sq ft) to 42 sq m (450 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
- Pitched sheet roof
- Eaves height to 2.32 m (7'7")
- Clear door height 2.12 m (6'11") Width 2.43 m (7'11")
- Security fenced perimeter
- Separate toilet block

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

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 8000. Details of units currently available may also be obtained by contacting the Small Industrial Unit Team on the same number.



Please [click here](#) to view Googlemap

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 8000 for further assistance.

■ ■ ■ Cross Lane
■ ■ ■ Industrial Estate
■ ■ ■ Upper Wortley Road, Leeds LS12





Cross Lane Industrial Estate

Upper Wortley Road, Leeds LS12 4JA

General Description and Location

The estate is located approximately one mile to the west of the A58 Leeds inner ring road. The units range in size from 40 sq m (435 sq ft) to 53 sq m (570 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
- Profiled sheet metal roof
- Eaves height 2.44 metres (8')
- Clear door height 2.15 metres (7'1") width 2.35 metres (7'8")
- 3 phase electrics available in certain units
- Gas supply available
- Integral toilet
- Security fenced perimeter
- Security camera system

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.

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Costs

Initial costs include:

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- 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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Penraevons
Industrial Estate
Meanwood Road, Leeds LS7





Penraevons Industrial Estate

Meanwood Road, Leeds LS7 5BZ

General Description and Location

The estate is located approximately one mile to the north of the city centre close to the inner ring road. It benefits from a large yard area suitable for articulated lorry deliveries.

The units range in size from 55 sq m (592 sq ft) to 198 sq m (2132 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 3.6 - 4.2 metres (11'10" - 13'10")
- Clear door height 2.45 metres (8'1" width 2.48 metres (8'2"))
- Gas fired warm air space heaters
- 3 phase electrics available
- Gas supply available
- Integral toilet
- 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
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Rent and service charge paid monthly in advance

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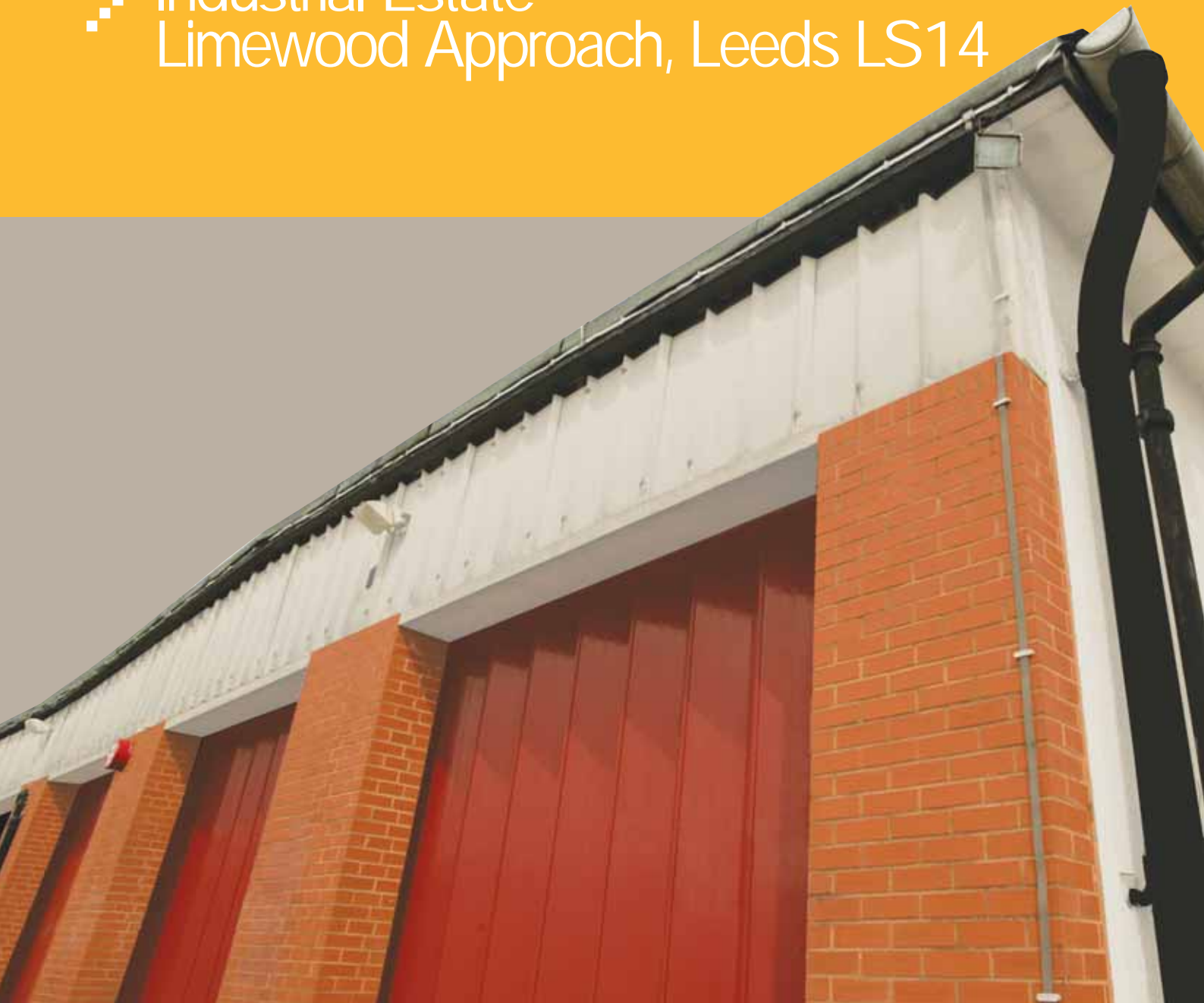
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Seacroft
Industrial Estate
Limewood Approach, Leeds LS14





Seacroft Industrial Estate Limewood Approach, Leeds LS14 1NG

General Description and Location

The estate is located just off the A6120 Ring Road, half a mile south west of the A58 Wetherby.

The units range in size from 36 sq m (390 sq ft) to 57 sq m (610 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

- Brick built walls
- Built up felt roof
- Eaves height 4.26 m (14')
- Clear door height 2.74 m (9') width 3.61 m (11'10")
- 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

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