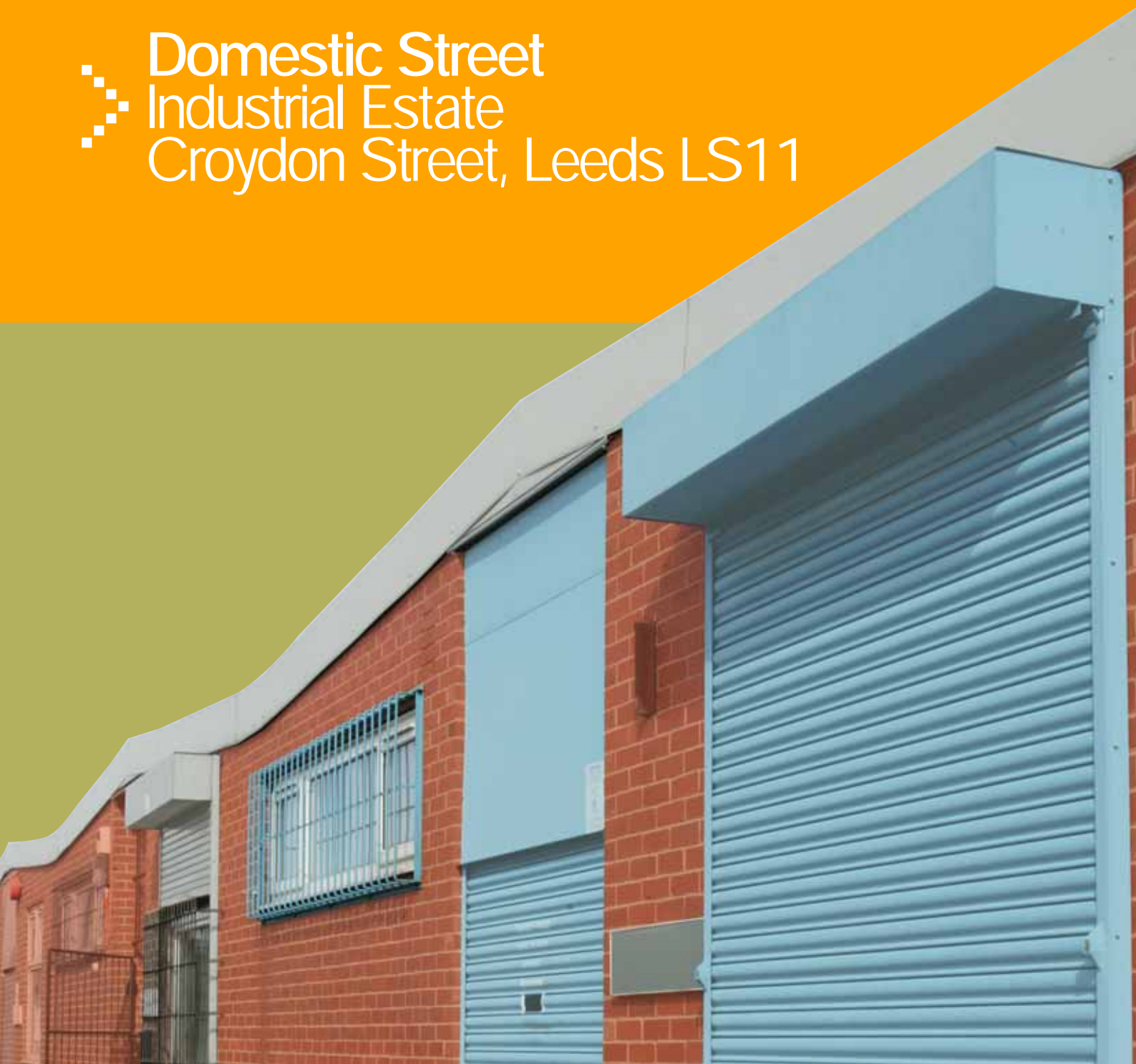




Leeds South & East

Small Industrial Units available in the Leeds South & East area

■ Domestic Street
■ Industrial Estate
■ Croydon Street, Leeds LS11





Domestic Street Industrial Estate Croydon Street, Leeds LS11 9RT

General Description and Location

The estate is located approximately one mile south of the city centre and one mile from the start of the M1/M621 (M62) junction.

The units range in size from: Barkston House 36 - 116 sq m (390 - 1250 sq ft), Croydon House 27 - 216 sq m (300 - 2333 sq ft). Single Storey Units 250 sq m (2700 sq ft).

Permitted Use

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

General Specification

Barkston House and Croydon House (both multi storey blocks)

- Concrete/steel frame, blockwork inner walls, flat roof
- Eaves height 3 m approx. (9'10")
- Clear door width 1.6 m (5'3")
- Clear door height 1.98 m (6'6")
- goods lift: height 1.97 m (6'5"), width 1.59 m (5'3"), depth 1.83 m (6')
- main entrance: clear door width 3.24 m (10'7"), height 2.22 m (7'3")
- 3 phase electrics available
- Shared toilet facilities on each floor

Single Storey Units:

- Brick / block walls, profiled sheet metal roof
- Eaves height to 3 m approx.
- Clear door height 2.5 - 2.75 m approx.
- Clear door width 2.5 - 3.0 m approx.
- 3 phase electrics available
- Integral toilet

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 & service charge payable in advance
- £250 surveyors / legal fees
- And thereafter; Rent and service charge paid monthly in advance

Other Council Services

Leeds City Council has a free business advice service which provides information on a wide range of services and grants available to tenants. A free property search service is also available.

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.



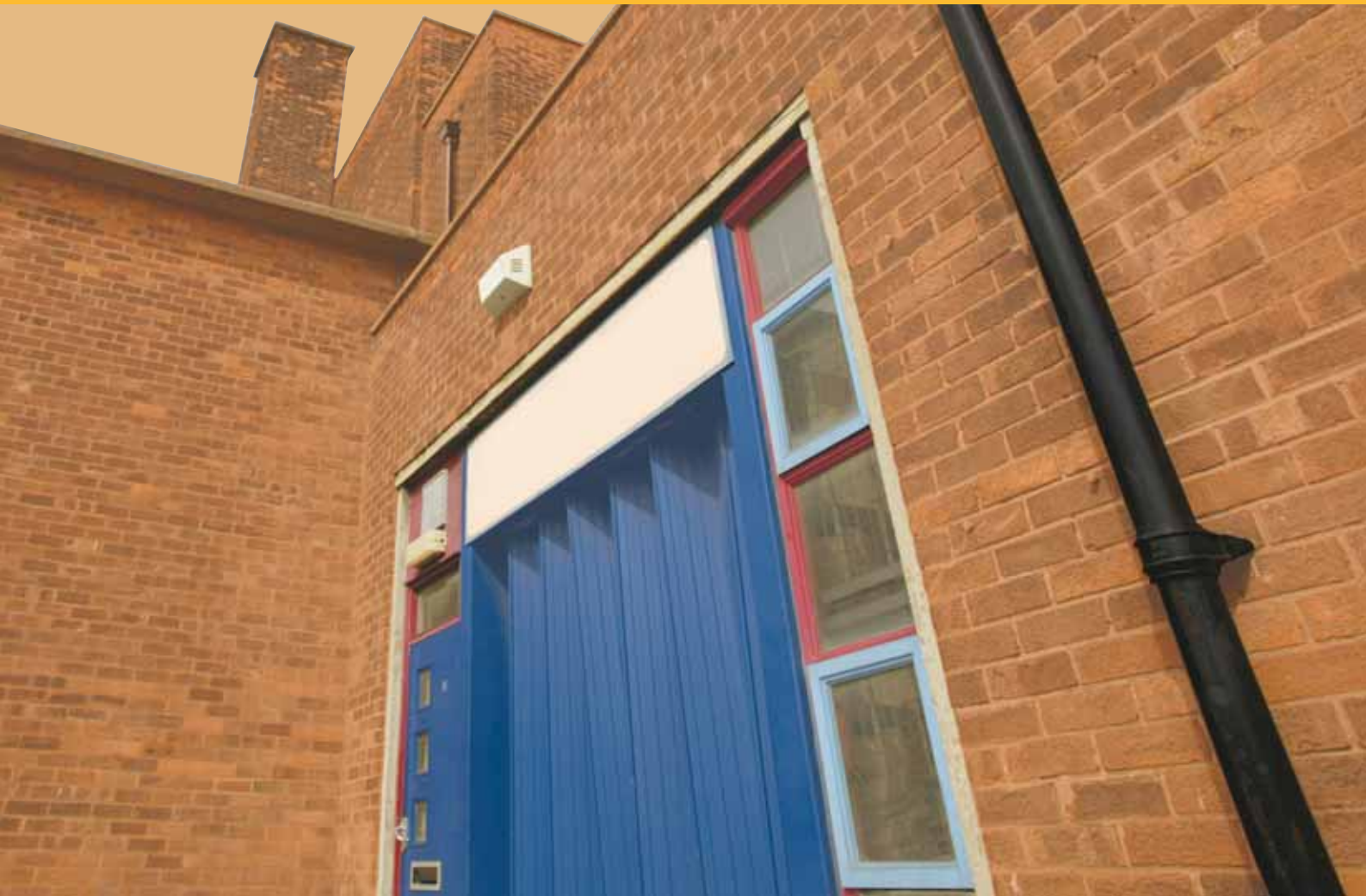
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Please telephone 0113 247 8000 for further assistance.

■ ■ ■ Ledston Luck
■ ■ ■ Enterprise Park
■ ■ ■ Ridge Road, Leeds LS25





Ledston Luck Enterprise Park Ridge Road, Leeds LS25 7BF

General Description and Location

The estate is located approximately two miles west of the A1.
The units range in size from 9 sq m (101 sq ft) to 128 sq m (1378 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
- Concrete slab roof and slate pitched roof
- Eaves height ranges from 3.05 m (10') to 6.11 m (20')
- Clear door height is from 2.26 m (7'5") to 2.51 m (8'3"); width between 1.72 m (5'8") and 2.85 m (9'4")
- 3 phase electrics available in certain units

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.



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■ ■ ■ Little Fountain Street
■ ■ ■ Industrial Estate
■ ■ ■ Morley, Leeds LS27





Little Fountain Street Industrial Estate Morley, Leeds LS27 9EN

General Description and Location

The estate is located in close proximity to the Morley town centre and the M1, M62 and M621 motorways.

The units range in size from 60.4 sq m (650 sq ft) to 90.6 sq m (975 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/blockwork inner walls
- Profiled sheet metal roof
- Eaves height 4.2 m (13.7')
Roller shutter 3.5 m (11.4')
- Clear door height 2.1 m (6.8')
width 0.80 m (3'). Roller shutter 3.3 m (10')
- 3 phase electrics available in certain units
- Individual toilet and wash basin within a secure communal 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.



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Moorside Maltings
Industrial Estate
Burton Row, Leeds LS11





Moorside Maltings Industrial Estate Burton Row, Leeds LS11 5NX

General Description and Location

The estate is located close to the junction of Burton Row and Moorside Maltings, with easy access to the M62 and M621 motorways.

The units range in size from 37 sq m (403 sq ft) to 79 sq m (850 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/blockwork inner walls
- Profiled sheet metal roof
- Eaves height 2.74 m (9')
- Clear door height 2.12 m (6.9') width 3.35 m (10.9')
- 3 phase electrics available in certain units
- Individual toilet and wash basin within a secure communal toilet block.
- Security fenced perimeter
- Security camera and lighting on the estate

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.



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■ The Idas
■ Industrial Estate
■ Pontefract Road, Leeds LS10





The Idas Industrial Estate Pontefract Road, Leeds LS10 1SP

General Description and Location

The estate is located approximately three miles south east of the city centre and one mile from junction 44 of the M1 and junction 7 of the M621. The units range in size from 37 sq m (403 sq ft) to 55.5 sq m (600 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 to 2.7 - 4.3 m (7'2" - 13'4")
- Clear door height 3.05 - 4.16 m (10' - 13'2")
- Clear door width 2.44 - 4.0 m (7'11" - 13'1")
- 3 phase electrics available
- Integral toilet
- Security fenced perimeter and security cameras

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
- £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.p

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.

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