



Spence Mills

Mill Lane, Leeds, LS13 3HE

Spence Mills

656 to 10,736 sq ft
(60.94 to 997.41 sq m)

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



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Summary

Available Size	656 to 10,736 sq ft
Rent	£7 - £8 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.

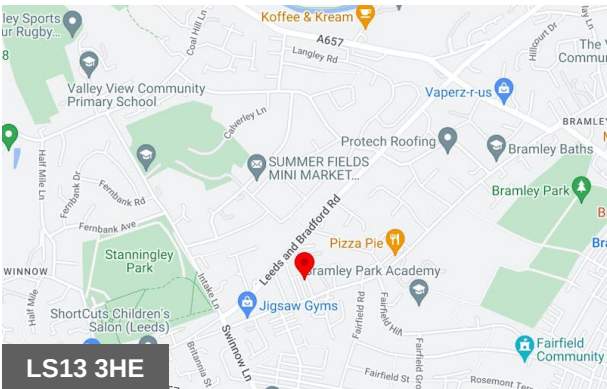
Accommodation

Name	sq ft	sq m	Availability
1st - Unit 6B/C	2,480	230.40	Available
1st - Unit 2C	1,000	92.90	Available
Unit - 1	656	60.94	Available
Unit - 8	5,365	498.42	Available
Unit - 6A	1,235	114.74	Available
Total	10,736	997.40	

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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