



**Fully Fitted Dark Kitchen / Bespoke Food Catering /
Industrial Premises**
Approx 7,244 - 14,488 Sq Ft (672.97 - 1,345.94 Sq M)

- Rare Fringe of City Freehold Opportunity
- Prominently fronting onto Kirkstall Road (A65)
- Large power supply of 722 KVA
- Loading via 2 electric ground level roller shutter doors
- Eaves height of approx. 6 metres
- Fitted with walk-in commercial chillers
- Ancillary offices / welfare facilities



Location

The property sits in highly prominent position fronting onto Kirkstall Road (A65) and in a fringe of City location.

The premises are also situated in an established and highly popular industrial area of Leeds, just off Kirkstall Road (A65), which is a major arterial road and leads directly to Leeds City Centre.

The building is also strategically located being within 1 mile of the Leeds Inner Ring Road (A58), whilst the M621 Motorway is just under 2.5 miles to the south.

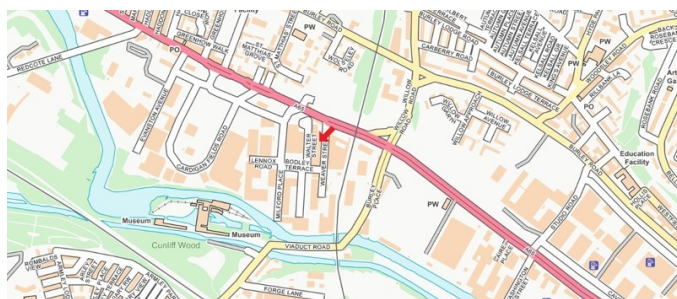
Description

The industrial property is fully fitted as a central production and dark kitchen facility and benefits from the following specification;

- Large power supply of 722 KVA
- Loading via 2 electric ground level roller shutter doors
- Eaves height of approx. 6 metres
- Fitted with walk-in commercial chillers
- Ancillary offices / welfare facilities

Accommodation

Accommodation	Sq. m	Sq. ft
Ground Floor	686.75	7,392
First Floor Mezzanine	686.75	6,877
Total	1,325.61	14,269



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a freehold sale of the premises.

Price on application.

Viewings

For further information or to arrange a viewing please contact;

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