

# LOW COST FLEXIBLE STORAGE SPACE TO LET.

69 UPPER ACCOMMODATION ROAD •  
LEEDS •  
LS9 8LS •



- Prime Location Storage Space
- 4,040.9 Sq M (43,469sq Ft) GIA
- Less Than A Mile To Leeds City Centre

- From Only £3 per Sq Ft
- Flexible Lease Terms Available
- Available Immediately



**FLINT**  
REAL ESTATE





## DESCRIPTION

**Industrial warehouse unit that comprises a mix of brickwork / steel clad elevations, beneath a traditional north light roof with asbestos sheet coverings.**

- Accommodation spread over lower and upper floors
- GF provides open plan warehousing space
- Goods lift access in situ
- Electric roller shutter door
- 3 phase electric supply
- Designated parking areas
- Well located within less than 1 mile to Leeds City Centre
- Flexible lease terms
- 24-hour access
- Cheap storage space available on flexible terms



## LOCATION

The property is situated on the west of Upper Accommodation Road, which is less than a mile to Leeds City Centre.

Upper Accommodation Road runs from north to south and connects the site with A64 (M) York, which is a primary arterial route into Leeds City Centre.

Leeds has a population of around 812,000 people, making it the third-largest city in the UK. The wider Leeds City Region, which includes surrounding towns, has a population of over 3 million. These figures make Leeds a strategic hub for companies looking to efficiently reach a broad customer base across the North and beyond



SAT NAV: LS9 8LS



TOAST.OTHERS.WIRE



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## ACCOMMODATION

The building extends to a Gross Internal Area of 4,040.9 Sq M (43,469sq Ft)

	Sq M	GIA Sq Ft
Ground Floor	1,906.8	20,525
First Floor	2,134.1	22,971
TOTAL	4,040.9	43,496

## ASKING RENT

From only £3 per sq ft

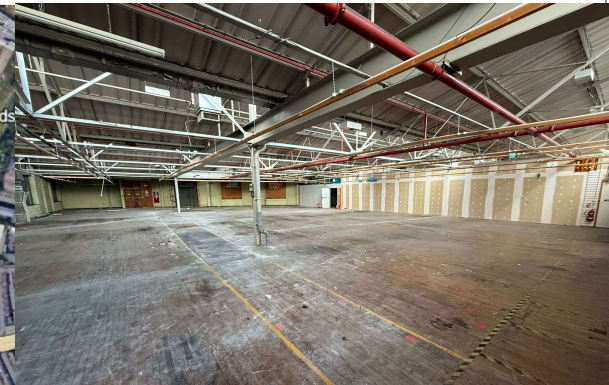
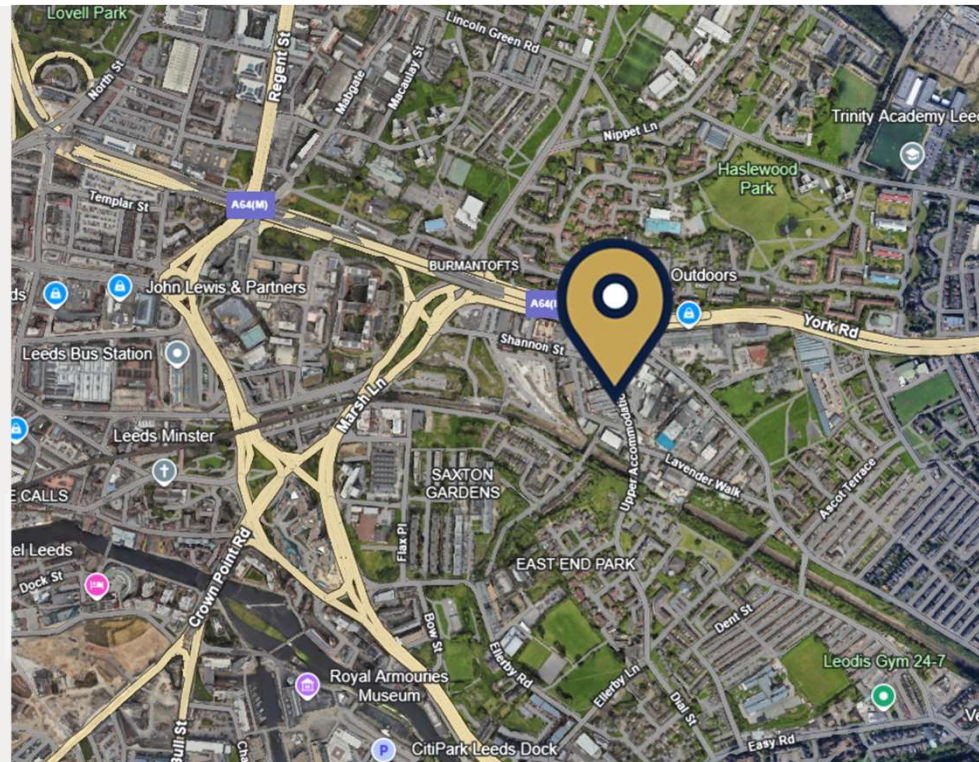
Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on flexible terms to be agreed.

## BUSINESS RATES

Please refer to the VOA.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



## SERVICES

Mains services including 3-phase power supply are connected.

## EPC

Rating: D (100)

## VAT

Rent quoted is exclusive but may be subject to VAT.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

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