

# 1 BENSON STREET

LEEDS, LS7 1AG

# TO LET



18,544 SQ FT (1,722.8 SQ M)



- + Detached Warehouse / Trade Counter Unit
- + 5.75m eaves height
- + 3 level access loading doors
- + Ground floor offices
- + Showroom provision
- + Service yard
- + 20 parking spaces

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## MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT / TRADE COUNTER / SHOWROOM

### DESCRIPTION

The property is a detached warehouse/trade counter on self-contained site. The property has been adapted to incorporate a showroom, trade counter and office accommodation. Externally the property has concrete surfaced service yard (c20m yard depth) with separate customer/staff parking.

### LOCATION

The property is located approximately one mile to the north-east of Leeds city centre and occupies a prominent position with dual frontage onto Sheepscar Street (A61) and North Street, access to the site via Benson Street. The A61 is one of the main arterial roads into and out of Leeds city centre, providing good access to the motorway connections. The property is situated in an established commercial area comprising of a mix of trade counter, industrial / warehouse and automotive uses. Neighbouring occupiers include; Howdens Joinery, Magnet Kitchens, Manku Brothers and Enterprise Rent-a-car.

### KEY FEATURES

- 5.75m eaves height
- Warehouse heated and lit
- 3 level access loading doors
- Trade counter
- Office accommodation
- Showroom provision
- 20 car parking spaces
- Site area of approx. 0.96 acres / 0.38 ha

### PLANNING

B8 Storage and Distribution Use. Other uses may be possible subject to the necessary planning consents.

### ACCOMMODATION

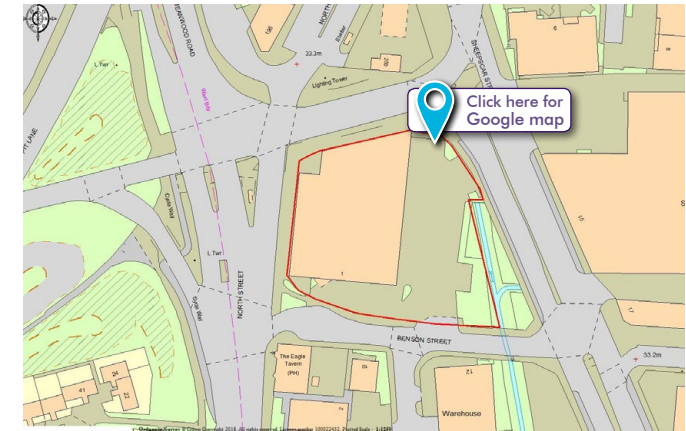
FLOOR	Sq ft	Sq m
Warehouse	10,470	972.6
Trade Counter	1,585	147.2
Offices	977	90.7
Showroom	4,669	433.7
Staff Canteen and WC's	843	78.3
<b>TOTAL GIA</b>	<b>18,544</b>	<b>1,722.8</b>
<b>APPROX SITE AREA</b>	<b>0.96 acres (0.38 hectares)</b>	

### TERMS

The property is available by way of a new FRI lease on terms to be agreed.

### VIEWING

Strictly by prior appointment with the joint agents



## CONTACT US

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