

TO LET - OPEN STORAGE LAND

RING ROAD, BRAMLEY,
LEEDS, LS13 4ET

- Size: Approx 0.4 Acres
- Gated, Fenced & Surfaced Site
- Excellent, Accessible Location
- Suitable For A Variety Of Uses STP
- Price On Application (POA)



**malcolm
stuart**
PROPERTY CONSULTANTS

LOCATION	DISTANCE	DRIVE TIME
LS1	3 MILES	10 MINS
M621	3 MILES	10 MINS
M1	7 MILES	15 MINS
M62	4.5 MILES	10 MINS



DESCRIPTION

Fenced, gated and surfaced level site extending to approximately 0.4 acres and well located just off the ring road adjacent Edison Business Centre and to the west of Leeds City Centre. The site benefits from great accessibility and is a short distance from both the M1 and M62.

PLANNING

We recommend interested parties make their own enquiries with the local authority – 0113 222 4409 / planning@leeds.gov.uk

BUSINESS RATES - 2023 LIST

TBC – not currently assessed.

EPC

N/A

TERMS

The site is available on a new tenancy for a period of year to be negotiated. Price available on application.

VIEWING

Sole letting agents (appointment only)
 Malcolm Stuart Property Consultants
 01937 530853
james@malcolm-stuart.com



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared January 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.