



177 KIRKSTALL RD

# FOR SALE

PROMINENT ROADSIDE PREMISES  
194,842 SQ FT ON 4.2 ACRES

EXCELLENT REDEVELOPMENT OPPORTUNITY



 177 KIRKSTALL ROAD LEEDS LS4 2AQ



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## ACCOMMODATION

The buildings are situated on a site of approx. 4.2 acres.

Production/Office space	155,576 sq ft
Offices	39,086 sq ft
Total	194,862 sq ft



## DESCRIPTION

The buildings date back to the mid 19th century in part and provides a north light roof production space together with 3 storey office accommodation. There has been a reasonably modern brick extension to the front of the building which provides two roller shutter doors with direct access onto Kirkstall Road. The office building is a stone construction and various other low level buildings are on site.

The land and buildings are ripe for redevelopment for a variety of uses.

## PLANNING

The property has been identified as suitable for various other uses and interested parties should make their own investigations with Leeds City Council Planning Department.

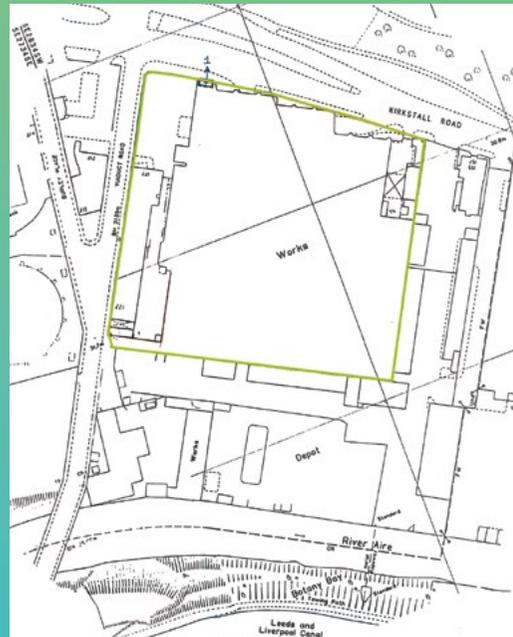
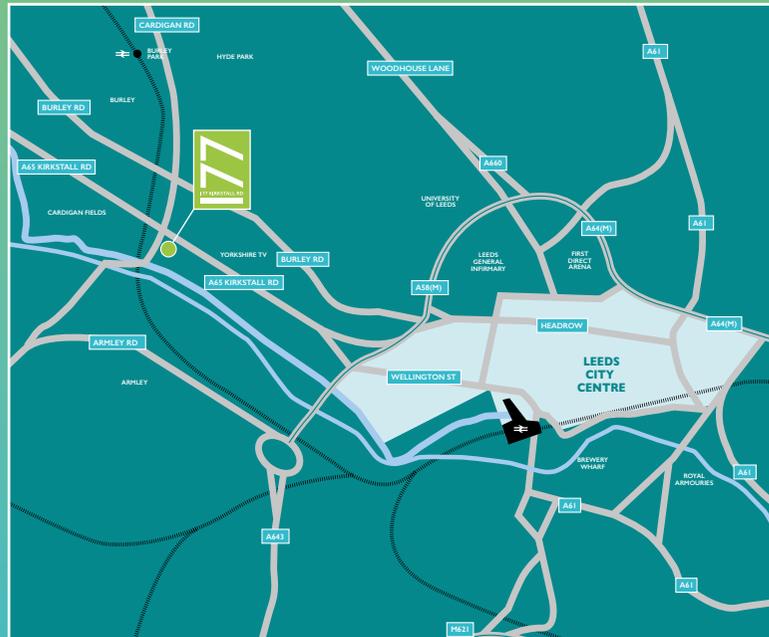
## RATES

The property has a draft 2017 rating assessment as follows;

Rateable Value	£216,000
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## METHOD OF SALE

Offers for the freehold interest in the property are invited. Offers on both an unconditional and conditional basis will be considered.



Michael Leonard  
michael.leonard@bnpparibas.com

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