



177 KIRKSTALL RD

FOR SALE
PROMINENT ROADSIDE PREMISES
194,842 SQ FT ON 4.2 ACRES
EXCELLENT REDEVELOPMENT OPPORTUNITY



LEEDS CITY CENTRE

STUDENT RESIDENTIAL

HOLIDAY INN EXPRESS

BURLEY ROAD

STUDENT RESIDENTIAL
DEVELOPMENT ON SITE

RESIDENTIAL
PLANNING

KIRKSTALL RD

YORKSHIRE TV

BURLEY ROAD

KIRKSTALL RD

SFS INTEC

CARDIGAN RD

RIVER AIRE

KIRKSTALL RD

CARDIGAN FIELDS
RETAIL AND
LEISURE

VIADUCT RD

 177 KIRKSTALL ROAD LEEDS LS4 2AQ



177 KIRKSTALL RD



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.

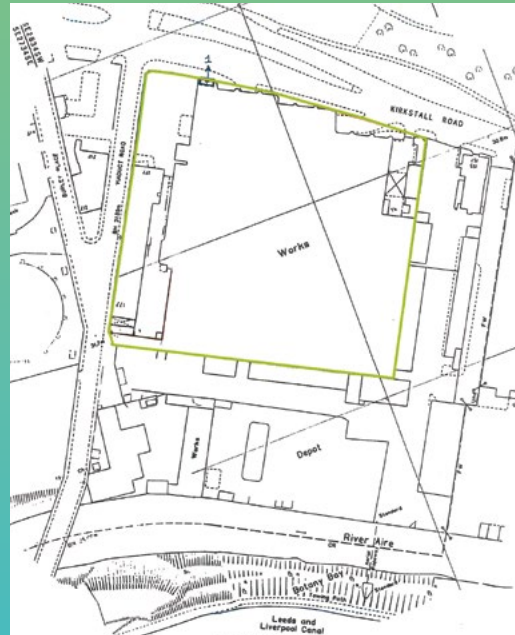
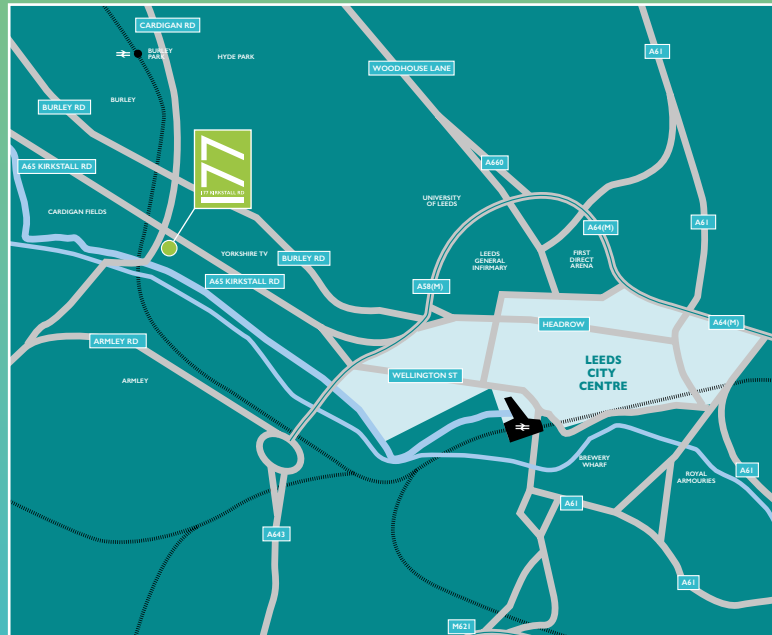
RATES

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.



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