

# LEEDS KIRKSTALL BRIDGE SHOPPING PARK

LS5 3BL

UNIT 4B  
TO LET  
2,283 SQ FT  
(212 SQ M)





# SITUATION

Kirkstall Bridge Shopping Park is the dominant park in the north and west Leeds catchment, comprising over 435,000 people.

Kirkstall Bridge Shopping Park is located 2 miles north west of Leeds city centre.

It is situated in a prominent and highly accessible location on Bridge Road, off the A65, which links areas such as Guisley, Otley and Ilkley. The park is located within a densely populated area of Leeds which allows it to benefit from a high number of pedestrians by public transport, along with car-borne visitors.

The scheme is accessed and exited via a one way system, with entry from Bridge Road to the south east of the site and exited back onto Bridge Road, both directions, to the south west of the site.



# DESCRIPTION

Kirkstall Bridge Shopping Park is fully let to The Range, Home Bargains, The Food Warehouse, Smyths Toys, Pets at Home, JD, Pure Gym, Cancer Research, Shoe Zone, Specsavers, Holland and Barrett, Card Factory, The Works, Costa, Trespass, The Tanning Shop and SolarFrame.

The car park is located to the front of all units with approximately 356 customer parking spaces, and a further 56 staff parking spaces, giving a parking ratio of 1:292 sq ft.

## ACCOMMODATION

Unit	Availability	Size (sq ft)	Size (sq m)
4B	AVAILABLE SUBJECT TO VACANT POSSESSION	2,283	212



# CONTACT



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# KEY DETAILS

- Situated 2 miles north west of Leeds city centre
- The dominant scheme in a large catchment with over 435,000 people living within 15 minutes' drive.
- In excess of 80,000 car visits per month and high numbers of public transport and pedestrian shoppers.
- Class E planning consent. Formerly open A1 (part food), with additional D2 and A3 use.
- 356 customer car parking spaces
- Sat nav Reference LS5 3BL
- Leading tenants include The Range, Home Bargains, The Food Warehouse, Smyths Toys, Pets at Home, JD, Pure Gym, Shoe Zone, SpecSavers, Holland and Barrett, and Costa.
- EPC available upon request.

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