

Property Particulars

**UNIT 9, CARDIGAN FIELDS LEISURE PARK
 KIRKSTALL ROAD, LEEDS, LS4 2DG**

On the instructions of
X-LEISURE

Incentives Available



As Existing



As Proposed

LOCATION

Cardigan Fields Leisure Park is located approximately 1 mile west of Leeds City Centre and a quarter of a mile north west of the A58 inner ring road. The park fronts onto the busy A65, which is the main arterial route for commuters linking Leeds City Centre with the affluent Wharfe Valley.

THE OPPORTUNITY

Cardigan Fields is the premier leisure park in Leeds and comprises approximately 225,000 sq ft (20,887 sq m) of leisure users, arranged in a crescent shape around the 1,000 space car park. The scheme is anchored by an established 9 screen Vue Multiplex Cinema.

- Vue cinema audiences of 15,000 per week (average).
- Nando's top quartile performer.
- Number One Hollywood Bowl unit in the UK.
- Critical mass of national operators including Nando's, Frankie & Benny's, Virgin Active, Pizza Hut and McDonalds.
- 4,500 Virgin Active members adjacent to Unit 9
- External Seating area of approximately 1,400 sq ft (130 sq m).
- Potential for 4m high glazed frontage (subject to planning – see visual above).
- **75 ft (23m) frontage and 7.6m (max) floor to ceiling height. 6.8m minimum ceiling height.**

ACCOMODATION

The premises comprise the following approximate dimensions and floor areas:

Internal Width	27.58m	(90 ft 5 in)
Unit Depth	12.51 m	(41 ft 1 in)
Net Internal Area	323.9 sq m	(3,486 sq ft)

NB. Owing to the 7.6m floor to ceiling height, there is ample scope for a trading mezzanine, if required. This may be installed directly by the tenant, or by the landlord, subject to agreeing an increased rent.

It may also be possible to extend the ground floor by an additional 21.2 sq m (228.4 sq ft) if required

RENT

Rent on application.

TERMS

The property is available by way of a new 15 year, effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews. Incentives are available subject to status.

RATES

To be assessed upon occupation.

UNIT SPECIFICATION

The unit is to be handed over in a developers shell specification including all mains services provided to capped off points.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

VIEWING

All arrangements to inspect are to be made via **Richard Shuttleworth, Nick Brearley or Lynn Pattison at Pudney Shuttleworth on 0113 3444 444 or 07747 008 458.**

SUBJECT TO CONTRACT

October 2009

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Scheme Plan

