

# Get Creative... at Barkston House

SIU

Small Industrial Units



art

If you are searching for affordable space to set up a studio why not consider Barkston House? Located on the edge of the developing Holbeck Urban Village, less than one mile from Leeds city centre, Barkston House is an ideal location for arts and crafts practitioners who require a private space for the creation of work, away from home.

studio

The units, located over five storeys, range from 324 to 3,576 sq ft and can be adapted to become tranquil studio or workshop space and are ideal for new start up businesses and visual artists. They offer flexible short term leases on a six month rolling tenancy agreements with prices starting at £4 per sq ft.

space

For further details on Barkston House or to arrange a viewing contact David Thomas on 0113 247 7896 or email [david.e.thomas@leeds.gov.uk](mailto:david.e.thomas@leeds.gov.uk)

## Key benefits:

- light, secure studio accommodation in varying sizes
- access 24 hours, 7 days a week
- free on-site parking
- excellent links to major transport routes (adjacent to inner ring road)
- most units have kitchen facilities
- goods and passenger lifts
- full wheelchair access
- good toilet and washroom facilities

In addition most tenants in Barkston House should attract a 50% reduction in business rates payable under the small business rate relief scheme. (More information on this from Leeds City Council's business rates department 0113 247 6983).

Terms: initial costs are one month's rent and service charge in advance, a bond equivalent to three months rent and service charge, plus a one off payment of £250 to cover surveyors and legal fees.



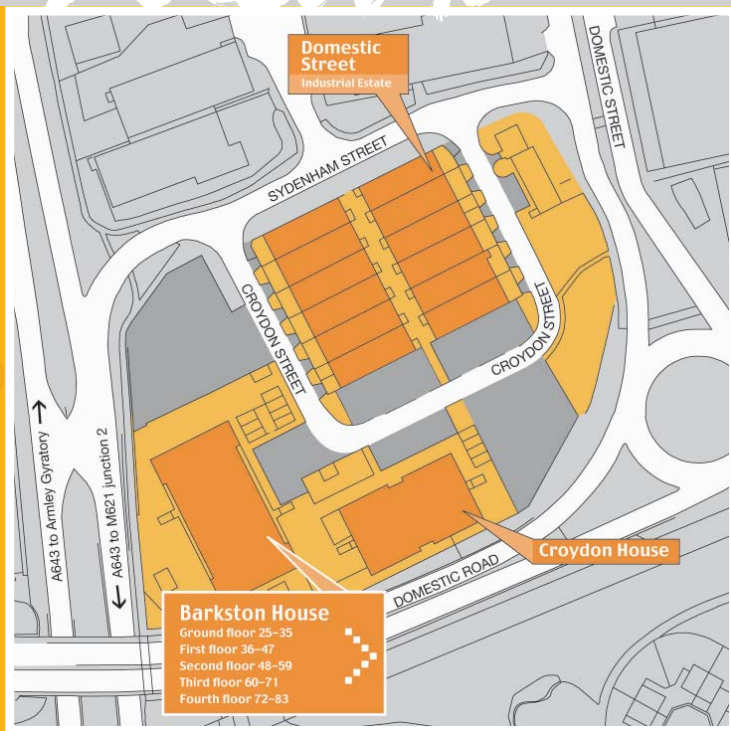
rents from  
**£141**  
per month

## location

**Barkston House**  
Croydon Street, Leeds LS11 9RT

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access your studio  
**24-7**  
days a week