



Oak House

Limewood Business Park, 1 Limewood Way, Leeds, LS14 1AB

A prominently located self contained office property with dedicated parking

2,352 to 4,771 sq ft
(218.51 to 443.24 sq m)

- Suspended ceiling with recessed LED Lighting
- Part Income producing (Short term)
- Raised access flooring
- Full height glazed entrance
- Allocated parking
- Well located for easy access to A64, M1 and the city centre

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Summary

Available Size	2,352 to 4,771 sq ft
Price	£620,000
Rates Payable	£4.99 per sq ft Based on 1 April 2023 assessment
Rateable Value	£23,500
Service Charge	£3.75 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

Oak House is a modern, self-contained two-storey office building offering high-quality accommodation across ground and first floors.

With the ground floor now let, the first floor remains available, extending to approximately 2,352 sq ft (218.51 sq m).

The first floor benefits from full access raised floors, suspended ceilings with integral LED lighting in part, gas fired central heating and 8 on site car parking spaces.

Location

Oak House enjoys a highly prominent position at the entrance to Limewood Business Park, directly off Limewood Approach and overlooking the A6120 Leeds Outer Ring Road. Its strategic location offers exceptional connectivity, with the East Leeds Orbital Road, the A64 and Junction 46 of the M1 all close by, and Leeds city centre only around 3 miles to the southwest.

A strong range of amenities sits on the doorstep, including JD Gym and Seacroft Green Shopping Centre, home to Tesco Extra, Costa Coffee, Greggs, Subway and JD Sports within a short walk. This combination of visibility, accessibility and nearby facilities makes Oak House an ideal base for modern occupiers.

Accommodation

The accommodation comprises the following areas:

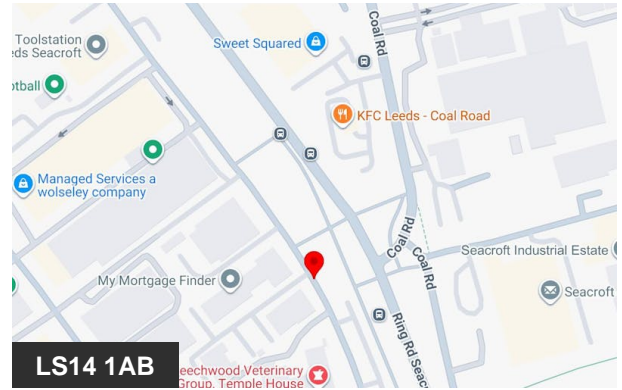
Name	sq ft	sq m	Availability
1st - Floor	2,352	218.51	Available
Ground - Floor	2,361	219.34	Available
Total	4,713	437.85	

Viewings

For further information or to arrange a viewing, please contact joint agents Robin Beagley of WSB or Lizzie Ridler of Knight Frank

Terms

Oak House is offered for sale on a long leasehold at a quoting price of £620,000 + VAT, with the benefit of short term income on the ground floor which is let to BioApp



Viewing & Further Information



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