

## 420 SQFT OFFICE TO LET

### LIMEWOOD APPROACH, SEACROFT, LEEDS, LS14 1NG

#### LOCATION

Located adjacent to the A6120, one of the prime arterial routes into the city of Leeds. The unit is positioned immediately adjacent to **Scarcroft Interiors**, **Doug Cleghorn Bathrooms** and **Natural Stone**. Other nearby retailers include **JD Gym**, **Xercise4Less** and **Evans Halshaw**.

#### ACCOMMODATION

The premises are arranged on ground floor only to provide the following approximate floor area:

**420 sq ft      39 sq m**

The unit is accessed via a communal entrance hallway and benefits from off road parking facilities.

#### LEASE

New fully repairing and insuring leases (by way of service charge) are to be granted length of term negotiable at a rentals of:-

**£3,000 per annum ex vat**

#### RATEABLE VALUE

We are verbally advised by the local Charging Authority that the premises have the following rateable values:-

Description	Workshop and Premises
Rateable Value 2020	£6,000
UBR (2019/20)	49.1p

#### COSTS

Each party is to be responsible for their own legal costs and VAT (if applicable).

#### VIEWING

Strictly by appointment through 4Urban Consulting Ltd.

#### EPC

EPC details available on request.



#### CONTACT

**Tom Lancaster/Paul Lancaster**  
T: 01423 537665/4  
M: 07837 936710/07798 523461  
E: [tom.lancaster@4urban.co.uk](mailto:tom.lancaster@4urban.co.uk)  
E: [paul.lancaster@4urban.co.uk](mailto:paul.lancaster@4urban.co.uk)

#### SUBJECT TO CONTRACT

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors or 4Urban Consulting Ltd, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices a rentals quoted are exclusive of any Value Added Tax to which they may be subject.