

OFFICE SPACE 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 **Andrews Tiles** and **Natural Stone**. Other nearby retailers include **Toolstation**, **JD Gyms**, **Easy Bathrooms & Tiles** and **PWR-X Fitness**

ACCOMMODATION

The suites have the benefit of gas fired heating and a communal kitchen and male and female wc facilities.

The flowing suites are currently available:-

Suite 1 (ground floor)	420 sq ft	39 sq m
Suite 2 (ground floor)	248 sq ft	23 sq m
Suite 3 (first floor)	710 sq ft	66 sq m

The suits are accessed via a communal entrance hallway and benefit 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:-

Suite 1 (ground floor)	£2,500 pax
Suite 2 (ground floor)	£1,500 pax
Suite 3 (first floor)	£4,250 pax

RATEABLE VALUE

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

	Rateable Value	UBR
Suite 1 (ground floor)	£4,650	49.9p
Suite 2 (ground floor)	£2,750	49.9p
Suite 3 (first floor)	£7,900	49.9p

COSTS

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

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.



EPC

EPC details available on request.

VIEWING

Strictly by appointment through 4Urban Consulting Ltd.

CONTACT

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