

**36A WHITEHOUSE STREET
HUNSLET
LEEDS
LS10 1AD**

TO LET

GOOD QUALITY SELF-CONTAINED OFFICE BUILDING



**GROSS INTERNAL AREA 85.51 SQ M (920 SQ FT)
WITH TWO CAR PARKING SPACES**

- SELF-CONTAINED TWO STOREY BUILDING
- FITTED TO A GOOD STANDARD
- THREE INDIVIDUAL OFFICES OF VARYING SIZES
- SEPARATE MALE / FEMALE TOILETS
- FIRST FLOOR KITCHEN
- TWO CAR PARKING SPACES



LOCATION

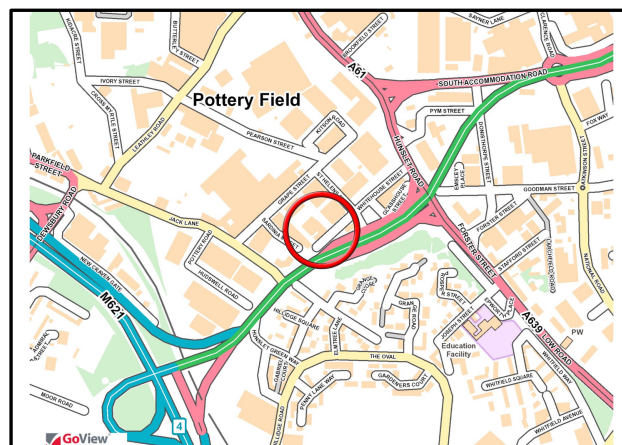
The property is situated on Whitehouse Street in Hunslet and approximately 1.5 miles south east of the City Centre.

Whitehouse Street runs south from the A61 Hunslet Road at its junction with the flyover leading to Cross Green.

It is most easily accessed travelling towards the City Centre from the turn-off situated between the Angel Wings office building and the Tesla car dealership.

The subject property is situated on the north side of Whitehouse Street at its furthest extent.

Its position makes it particularly prominent to passing traffic between the M1 motorway, Hunslet Road and Cross Green Industrial Estate.



DESCRIPTION

36A Whitehouse Street is a two storey office building of brick construction under a twin pitched, slated roof. Internally, the property has been fitted out to a good standard.

At ground floor are front and rear offices with a further large office, male and female toilets and a kitchen at first floor level.

To the front of the property is a forecourt offering parking for two cars.



ACCOMMODATION

The building offers the following floor areas:

DESCRIPTION	GROSS INTERNAL AREA SQ FT (SQ M)	NET INTERNAL AREA SQ FT (SQ M)
Ground Floor	461 (42.85)	376 (34.91)
First Floor	459 (42.66)	223 (20.73)
TOTAL	920 (85.51)	599 (55.64)

All measurements were taken in accordance with the RICS Property Measurement (Second Edition).

RATING

The Valuation Office Agency website indicates that that the unit is currently assessed as:

Description: Offices and premises
Local Authority: Leeds City Council
Rateable Value: £6,800

The Small Uniform Business Rate in England for the year 2018/19 is 48.0 p/£.

TERMS

36A Whitehouse Street is offered to let by way of a new Lease at a quoting rent of £12,000 per annum.

VIEWING AND FURTHER INFORMATION

To arrange an inspection or discuss its availability please contact:
Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT

Details created February 2019



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein whose agents, Tapp Chartered Surveyors or any other letting agents are, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor or landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.