

**TRIDENT HOUSE
SHADWELL LANE LEEDS 17**

**SELF-CONTAINED DETACHED OFFICE BUILDING
2,600 SQ FT (241.54 SQ M)**

TO LET



LOCATION

Trident House is situated immediately off Shadwell Lane in the busy and popular suburban location of Moortown which lies some four miles to the north of Leeds city centre. The locality benefits from excellent local shopping and transport facilities and in addition via the A61 provides immediate connections to the trunk routes that lead to Harrogate, York and Bradford.

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DESCRIPTION

The property comprises a 1950's traditional brick built self-contained detached office building arranged at ground and first floor levels. Briefly the accommodation has the benefit of good natural lighting, suspended ceilings with recessed lighting, double-glazed windows, gas central heating, male and female toilets and kitchen facility. In addition there are seven designated on-site car parking spaces.

ACCOMMODATION

| | | |
|--------------|-------------|---------------|
| Ground Floor | 1,245 sq ft | (115.66 sq m) |
| First Floor | 1,355 sq ft | (125.88 sq m) |

TERMS

The building can be taken either as a whole or on a floor by floor basis by way of new full repairing and insuring leases for terms to be negotiated. Further details on application.

RENTAL

On application

RATES

We are informed that the property has a rateable value of £22,750.00.

VAT

Unless otherwise stated all figures are quoted exclusive of Value Added Tax. Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation of the lease documentation.

VIEWING

Strictly by appointment with sole agents:-

**Anthony Sharpe & Co
4 Allerton Hill
Chapel Allerton
Leeds
LS7 3QB**