

GROUND FLOOR TREATMENT ROOM

122 SQ FT (11.3 SQ M)

.....

- Established residential and healthcare location
- Communal waiting area
- On-site car parking
- Central heating



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)



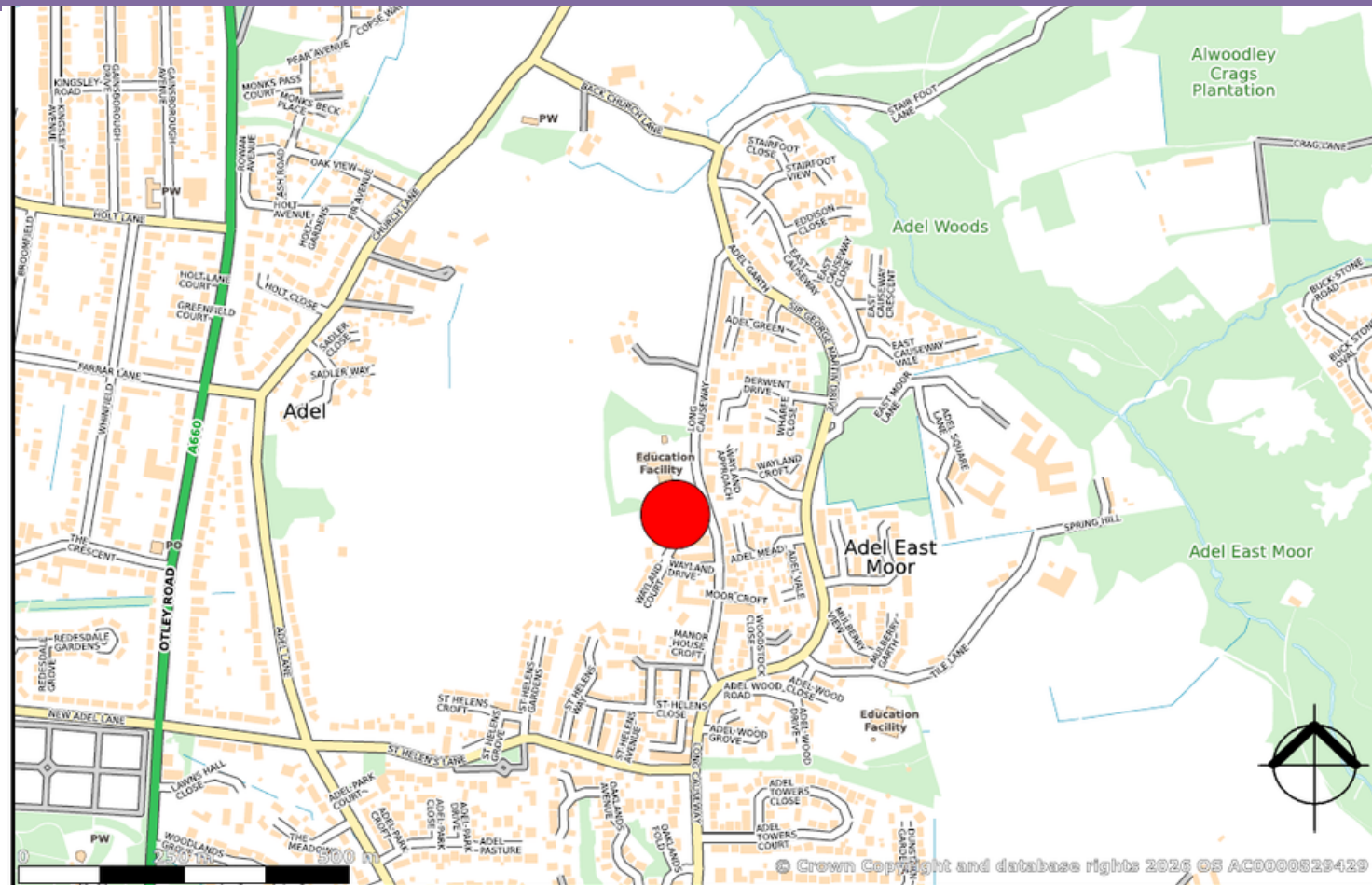
TO LET

Suite 1, Adel Health
141 Long Causeway,
Leeds
LS16 8DA

**£5,000
per annum**

LOCATION

The property is located fronting Long Causeway in the popular and affluent North Leeds suburb of Adel. The property is situated within an established residential area, with predominantly residential dwellings surrounding the site. The wider locality comprises a mix of residential, healthcare and community uses, with good access to the surrounding road network and local amenities.



SUITE 1



DESCRIPTION

The property comprises a modern healthcare building arranged to provide a range of consulting, treatment and administrative accommodation, together with associated reception and welfare facilities.

The accommodation is well suited to a variety of medical, healthcare and professional occupiers.

The property benefits from a practical and well-maintained specification including:

- Communal waiting area
- Established residential and healthcare location
- On-site car parking
- Central heating
- WC facilities

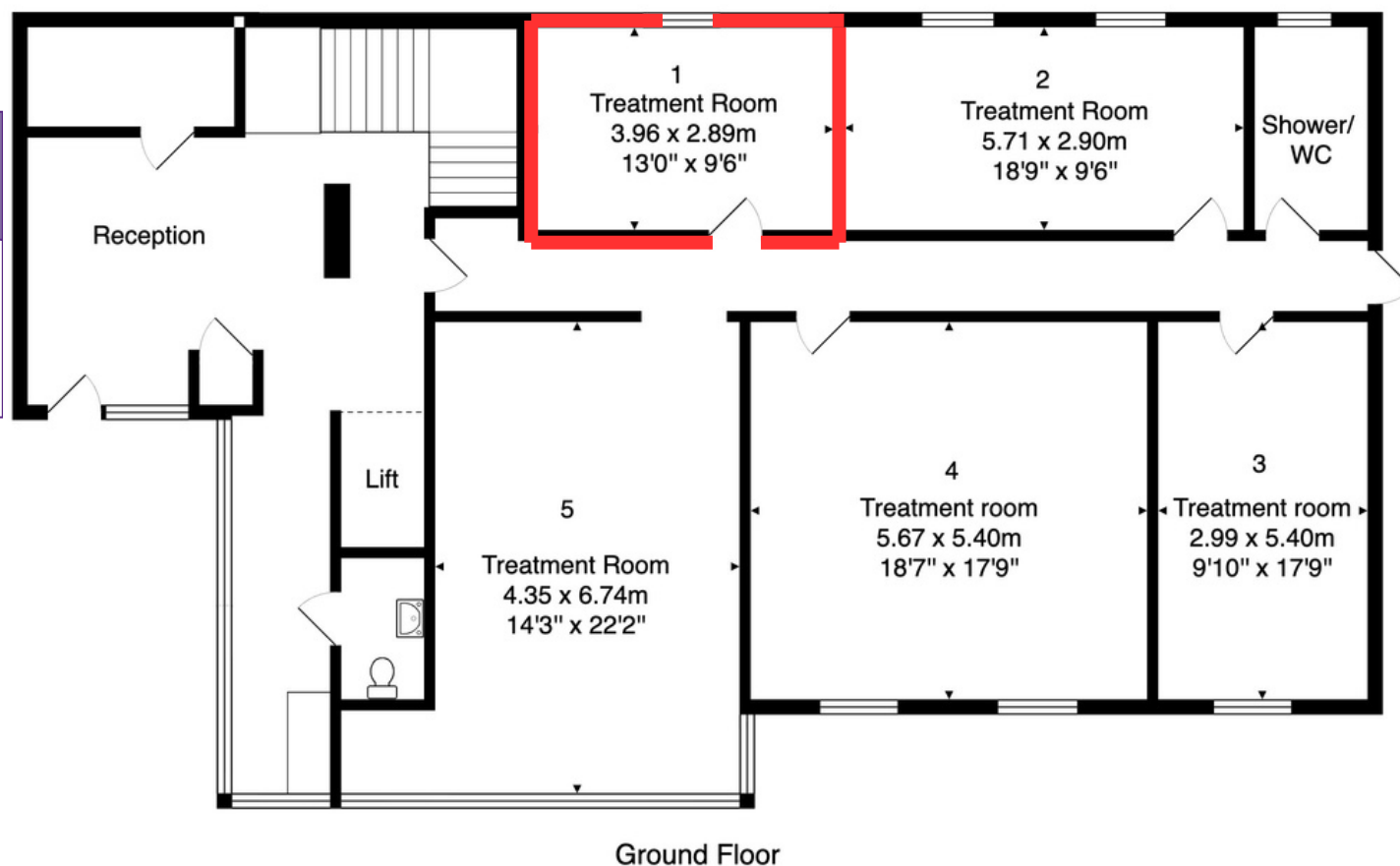


WAITING AREA

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Suite 1	122	11.3



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



EPC

The property currently benefits from an EPC rating of B-45.

TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at a rental of: £5,000 PA (£416.67 PCM).

The rent will include utility costs (electricity, gas and water).

VAT

VAT is not applicable on the rent at this property.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

VIEWINGS

Viewings by appointment only. Please contact agent direct.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2026 list: Rateable Value: £2,425.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is December 2025.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



Will Tomlin

will.tomlin@adairpaxton.co.uk

0113 239 5776



Dan Moore

dan.moore@adairpaxton.co.uk

0113 239 5778

.....
For all other commercial enquiries:

commercial@adairpaxton.co.uk

www.adairpaxton.co.uk

0113 239 5770

Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■