

TO LET



TEMPLE HOUSE
LIMEWOOD APPROACH

**FLEXIBLE MODERN
WORKSPACE IN NORTH LEEDS**
FROM APPROX. 4,350 – 11,510 SQ. FT.

LIMEWOOD APPROACH, NORTH LEEDS RING ROAD
SEACROFT, LEEDS, LS14 1NH



WELCOME TO TEMPLE HOUSE

- AVAILABLE AS A WHOLE OR IN TWO WINGS FROM APPROX. 4,350 – 11,510 SQ. FT.
- CAT A REFURBISHED SPECIFICATION TO INCLUDE LED LIGHTING, RAISED ACCESS FLOORS & AIR CONDITIONING.
- HIGH QUALITY EXISTING FIT OUT TO INCLUDE FITTED KITCHEN, BREAK OUT AREAS AND MEETINGS ROOMS
- 45 PARKING SPACES AVAILABLE IN TOTAL
- PROMINENT POSITION FRONTING ONTO THE A6120 LEEDS OUTER RING ROAD





PERFECTLY PLACED

THE BUILDING IS LOCATED ON THE WEST SIDE OF THE A6120 LEEDS OUTER RING ROAD, IN-BETWEEN ITS JUNCTIONS WITH THE A64 YORK ROAD AND THE A58 WETHERBY ROAD, APPROXIMATELY SIX MILES TO THE NORTH EAST OF LEEDS CITY CENTRE IN THE SEACROFT AREA OF LEEDS.



JUNCTION 44 M1 (M) IS LOCATED APPROXIMATELY 3 MILES TO THE SOUTH PROVIDING EXCELLENT ROAD CONNECTIONS TO THE PROPERTY.

The surrounding area includes a number of office occupiers, most notably on Limewood Business Park to the north of the building, while Ninja Warrior occupy the rear of the property providing a great on-site facility and discounts are available for tenants within the building.

Seacroft Green Shopping Centre is a short walk to the south and includes retailers such as Tesco Extra, Greggs, JD Sports, Poundland, Card Factory, Costa Coffee and Subway, amongst others, providing good amenities for staff.

There is a bus stop directly opposite the building providing access to numerous bus routes across Leeds and frequent services into the city centre.



WELL

CONNECTED



SEACROFT	5 MINS
M1	8 MINS
A1	9 MINS
M62	15 MINS
LEEDS CITY CENTRE	15 MINS





MODERN DESIGN

THE AVAILABLE SPACE COMPRISES
THE ENTIRE FIRST FLOOR OF THIS
TWO STOREY BUILDING PROVIDING
FROM APPROX. 4,350 – 11,510 SQ.
FT. OF OFFICE ACCOMMODATION
WITH DEDICATED GROUND
FLOOR ENTRANCE.









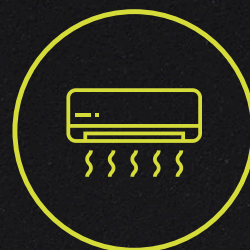
EVERYTHING CONSIDERED

The contemporary office accommodation offers a high quality specification with the benefit of existing fit out. It is offered as a wholly self contained workspace with dedicated entrance and signage opportunities but is also capable of being split into two suites.

Externally the building has been re-clad to offer a contemporary look and will further benefit from a smart refurbished ground floor reception area with a DDA compliant passenger lift.

The ground floor units are independently accessed and occupied by Beechwood Vets and Premier Martial Arts demonstrating the building lends itself to a host of other uses (Subject to Planning) which we will consider subject to obtaining the appropriate user clause.

There is car parking to the front of the property providing space for approximately 45 cars plus a further two disabled spaces. This represents an excellent car parking ratio of 1:228 sq ft.



AIR-CONDITIONING



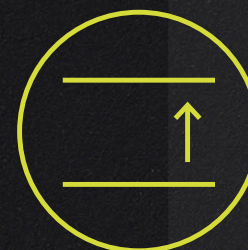
FULL ACCESS RAISED FLOORS



LED LIGHT FITTINGS



**MODERN
SUSPENDED CEILING**



**EXCELLENT FLOOR
TO CEILING HEIGHT**



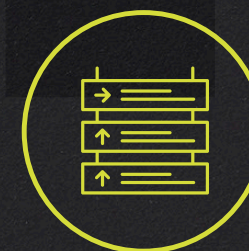
**DDA COMPLIANT WITH
EXTERNAL RAMPS AND
INTERNAL PASSENGER LIFT**



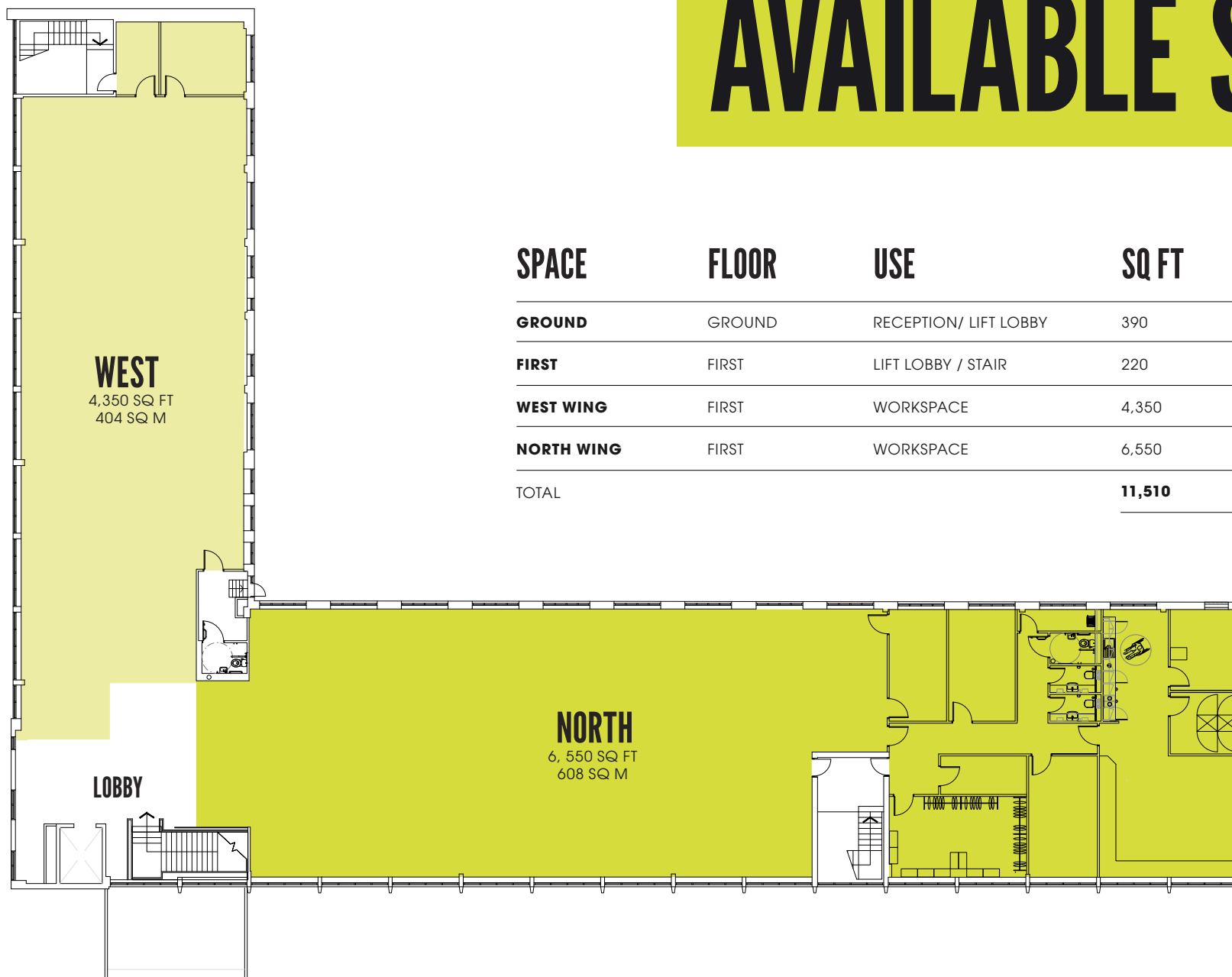
**NEW WC'S AND
SHOWER FACILITIES**



**REFURBISHED RECEPTION
/ COMMON AREAS**



**PROMINENT SIGNAGE
OPPORTUNITIES**

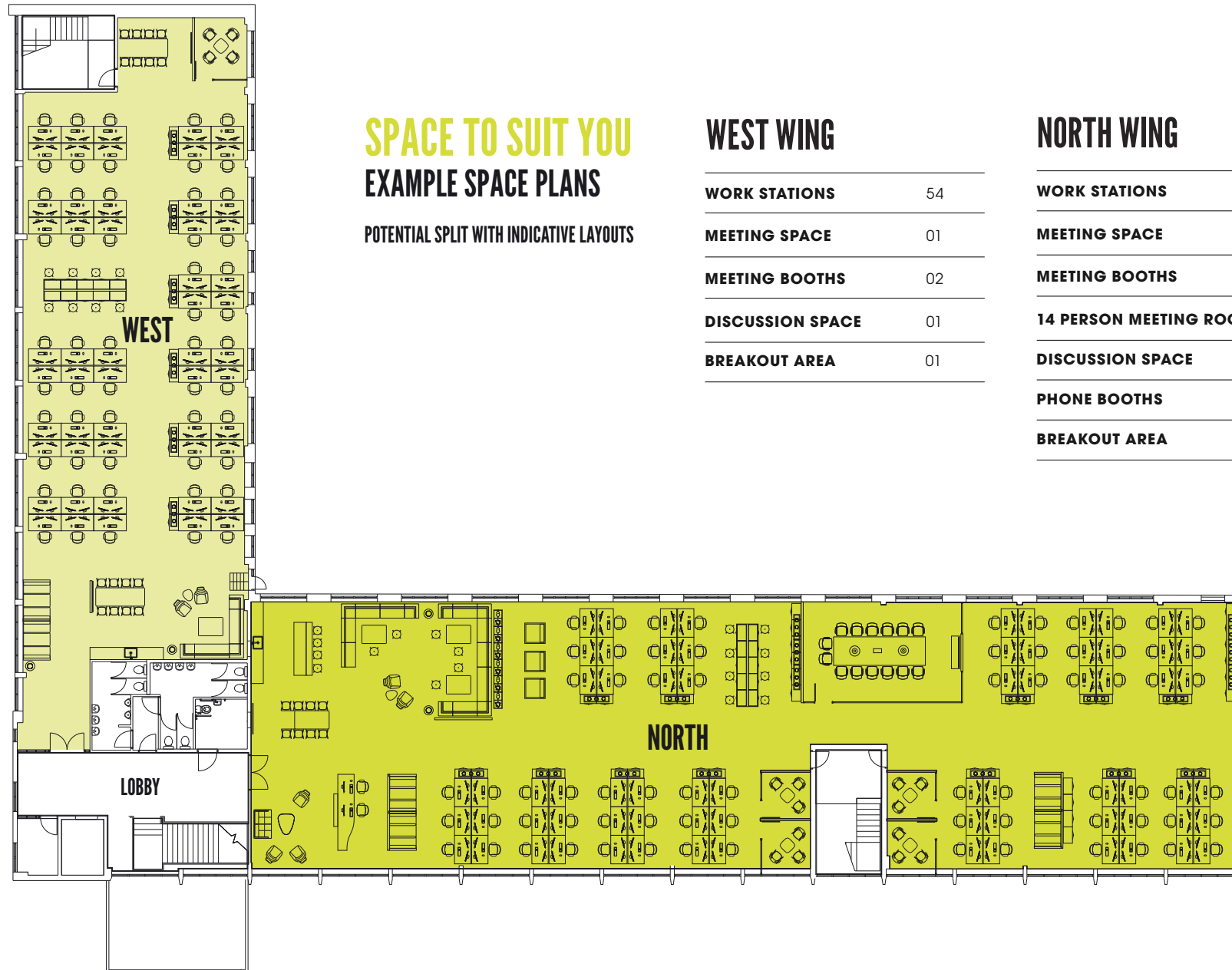


AVAILABLE SPACE

SPACE	FLOOR	USE	SQ FT	SQ M
GROUND	GROUND	RECEPTION/ LIFT LOBBY	390	36
FIRST	FIRST	LIFT LOBBY / STAIR	220	20
WEST WING	FIRST	WORKSPACE	4,350	404
NORTH WING	FIRST	WORKSPACE	6,550	608
TOTAL			11,510	1,068

TAKE A LOOK AROUND







QUOTING RENT

£14.00 per sq ft.

TERMS

Available by way of a new lease,
on terms to be agreed.

USE

Class E (Office Use)

The property is suitable for a variety of
alternative uses (subject to planning).

BUSINESS RATES

The Property has a Rateable Value of £88,500.
Interested parties are advised to make their
own enquiries to the local rating authority.

EPC

EPC available on request.

VAT

If applicable, VAT will be paid at the
prevailing rate.

LEGAL COSTS

Each party will be responsible for their own
legal costs incurred in any transaction.

FOR FURTHER INFORMATION



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