Adair Paxton
Property Specialists
EST 1859

GROUND FLOOR OFFICE SUITE

2,431 SQ FT (225.8 SQ M)

- Accessible location on the fringe of Leeds City Centre.
- Suitable for office related uses.
- Onsite car parking.
- Gas-fired central heating.
- Kitchen and WC facilities.

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



TO LET

Ground Floor
5 and 6 Northwest Business Park
Servia Hill, Leeds
LS6 2QH

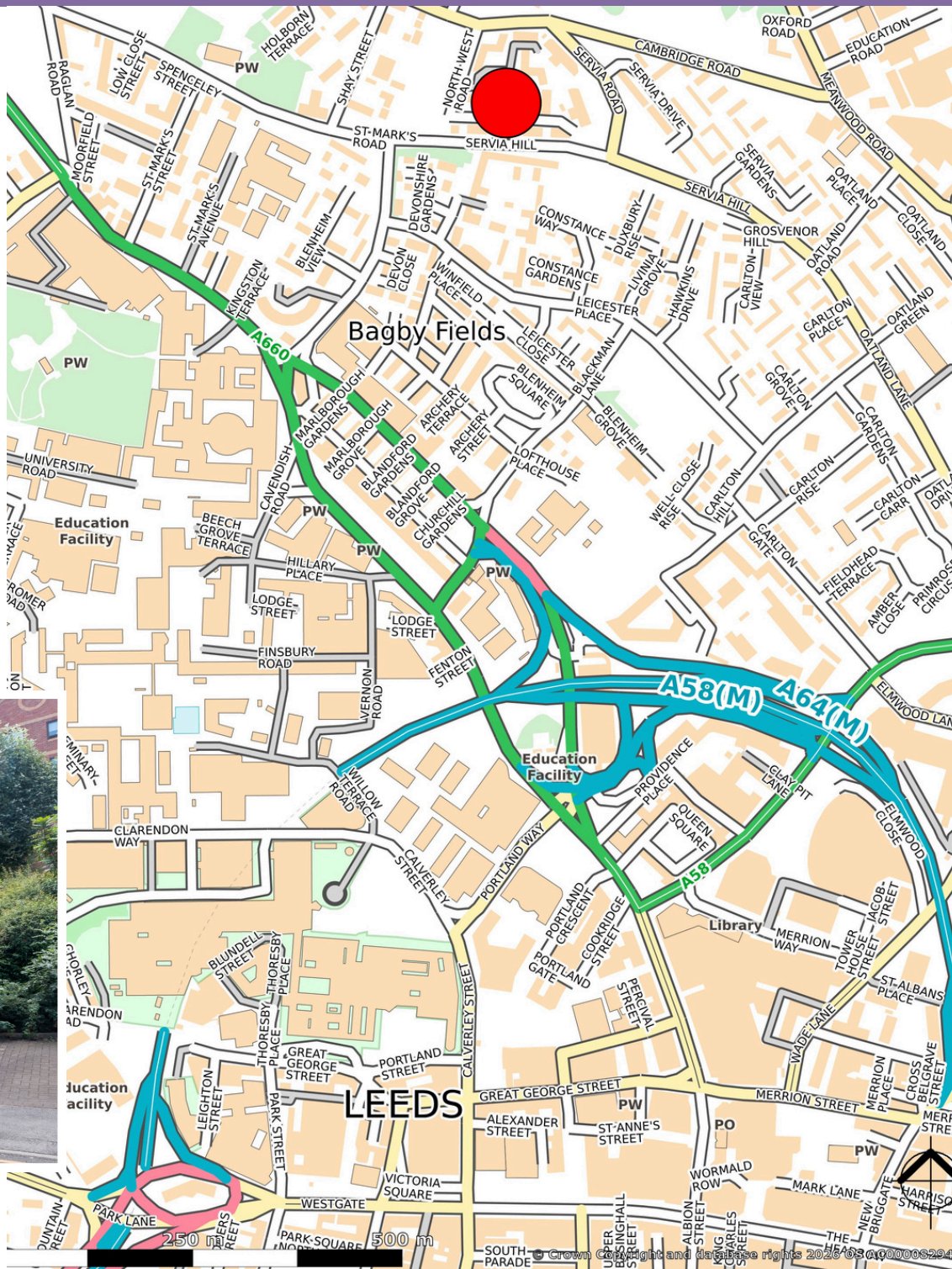
£29,172 + VAT per annum

LOCATION

The property is located within Northwest Business Park, a modern development of 8 self-contained office buildings fronting onto Servia Hill on the northern fringe of Leeds City Centre.

Situated in a predominantly residential area the buildings are easily accessible from Sheepscar via Clay Pit Lane (A58), Meanwood Road and Woodhouse Lane (A660).









DESCRIPTION

The property comprises of a self-contained, 2 storey, semi-detached office building with under croft and street level parking at the rear (Approximately 5 spaces)

The available ground floor suite comprises of entrance lobby, 7 divided individual office rooms, kitchen area and three separate WC's.

The offices are accessible from Servia Hill and to rear via an external staircase.

There is also an internal spiral staircase leading up to the first floor suite which a separate tenant occupiers.

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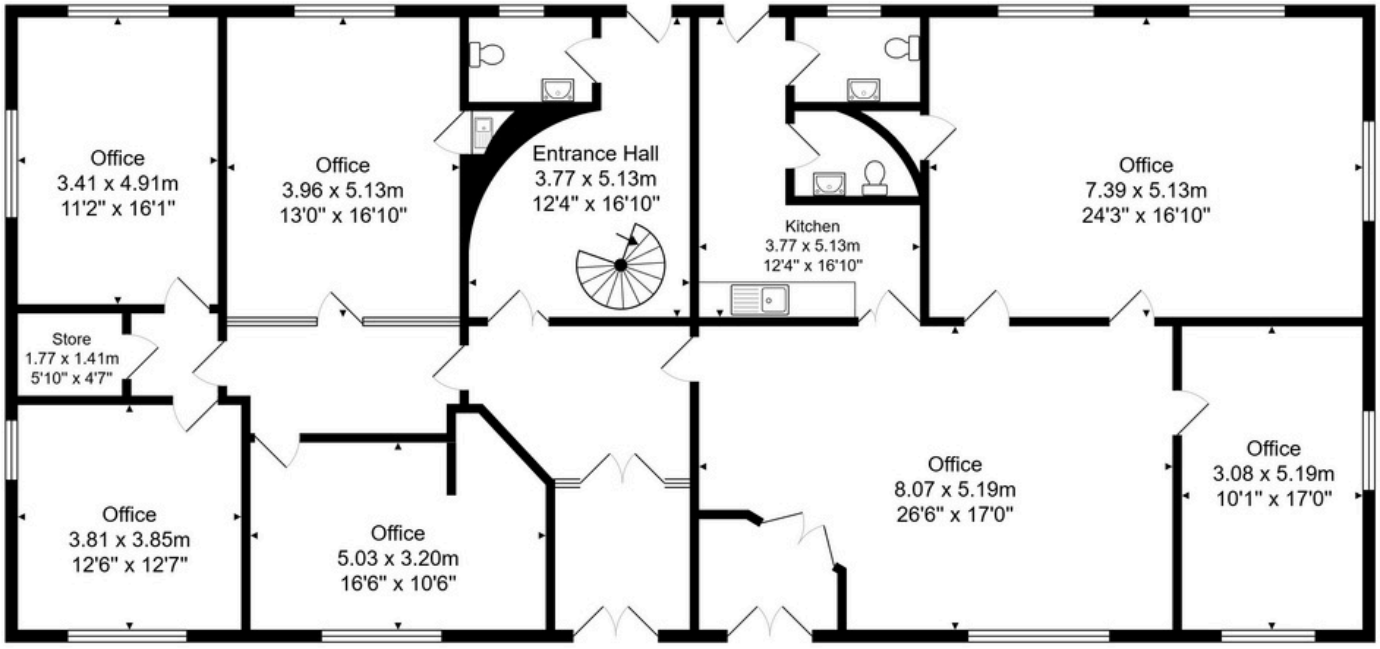




ACCOMMODATION

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
Ground Floor	2,431	225.8
Total	2,431	225.8





EPC

The property currently benefits from an EPC rating of C-71.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

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

TERMS

The property is available by way of a sub-lease of the ground floor from the existing tenant. The lease is on full repairing and insuring terms that expire on 18th June 2028.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance of the estate common areas.

RATEABLE VALUE

The subject property may require re-assessment once a new tenant commences occupation. Further details available upon request.

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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 commerical enquiries:
commercial@adairpaxton.co.uk
www.adairpaxton.co.uk
0113 239 5770

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