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Property Specialists
EST 1859

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



TO LET

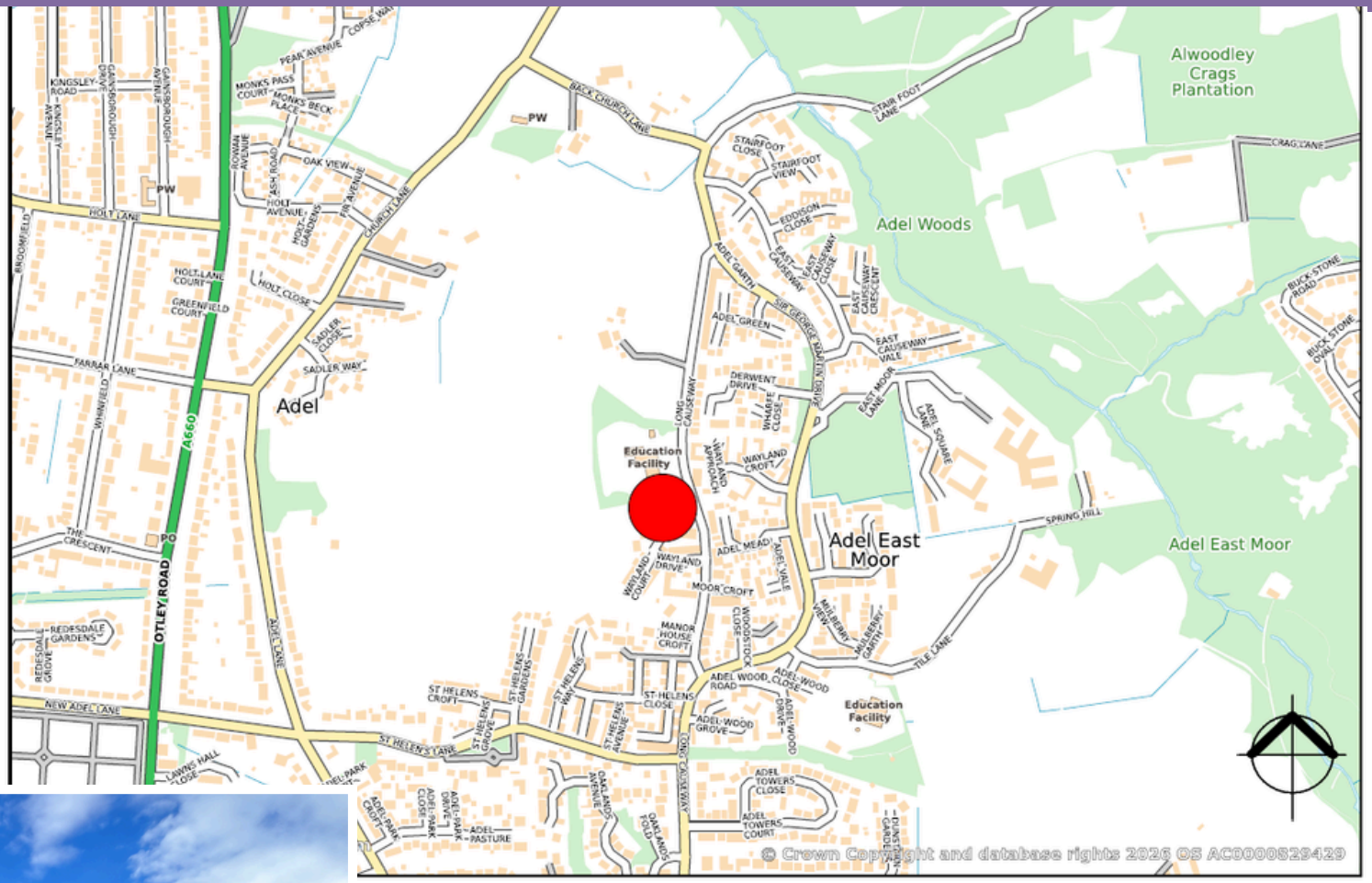
Suite 1, Adel Health
141 Long Causeway,
Leeds
LS16 8DA

£5,000 per annum

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

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.





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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, healthcare location
- On-site car parking
- Central heating
- WC facilities



WAITING AREA

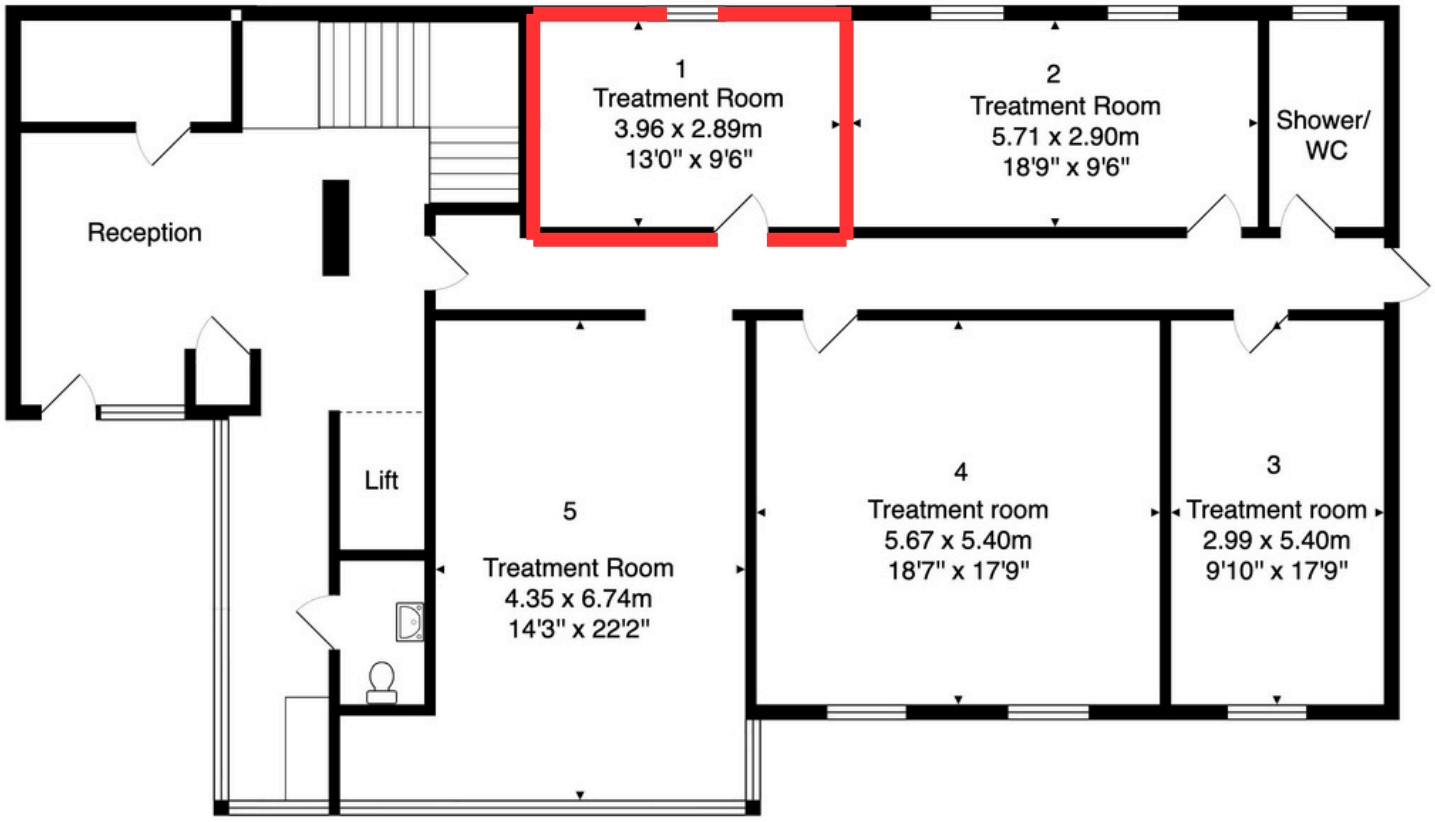


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ACCOMMODATION

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
Suite 1	122	11.3



Ground Floor

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.
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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.

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



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