Adair Paxton
Property Specialists
EST 1859

FIRST FLOOR CLINIC / TREATMENT SUITE

1,032 SQ FT (95.9 SQ M)

- Established clinical/ healthcare hub
- Passenger lift
- On-site car parking
- Waiting area
- Central heating



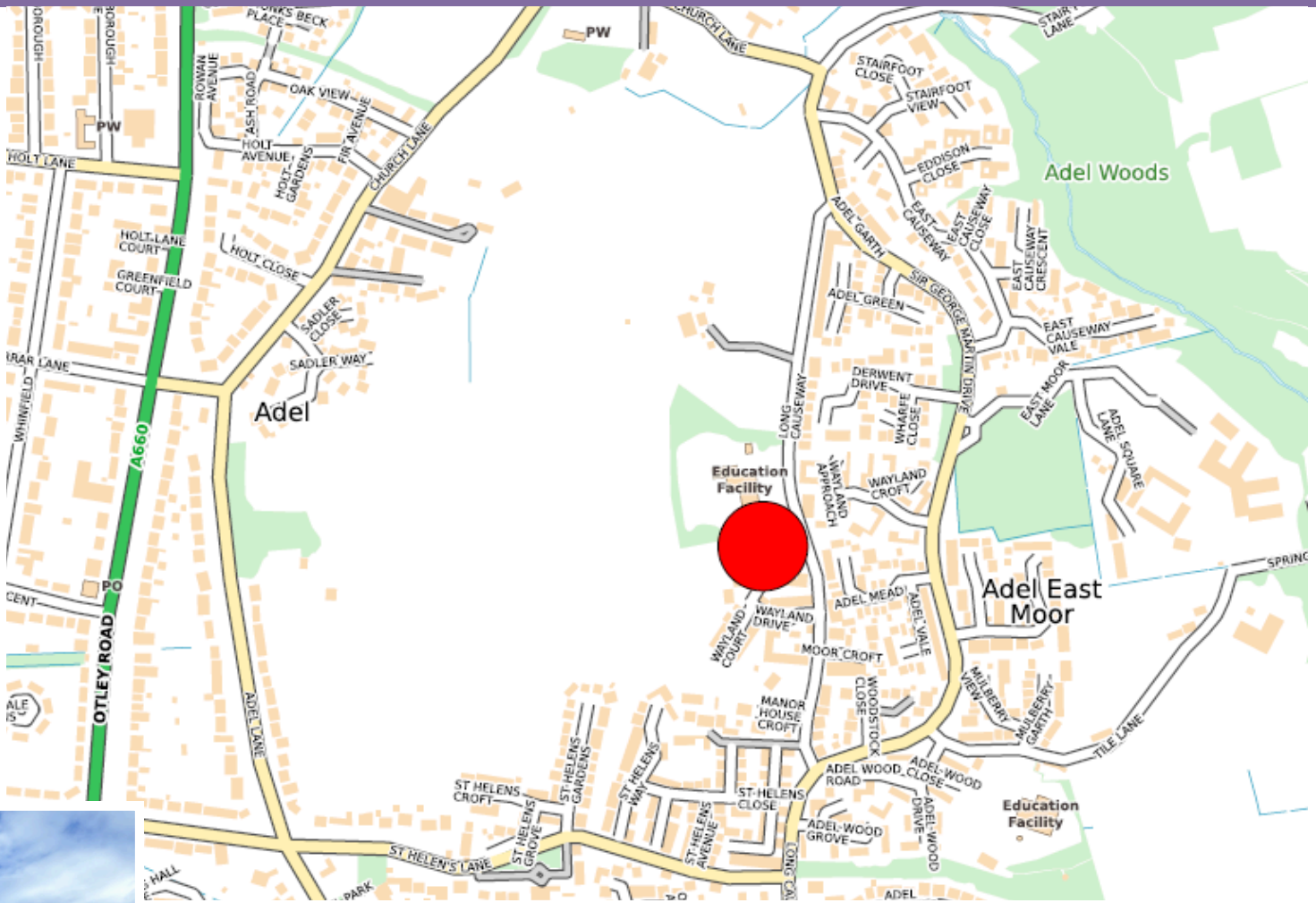
First Floor Suite, Adel Health
Long Causeway, Leeds
LS16 8DA

£30,000 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.





Adair Paxton
Property Specialists
EST 1859





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:

- Waiting area
- WC facilities
- Central heating
- On-site car parking
- Established clinical/ healthcare hub

Adair Paxton
Property Specialists
EST 1859





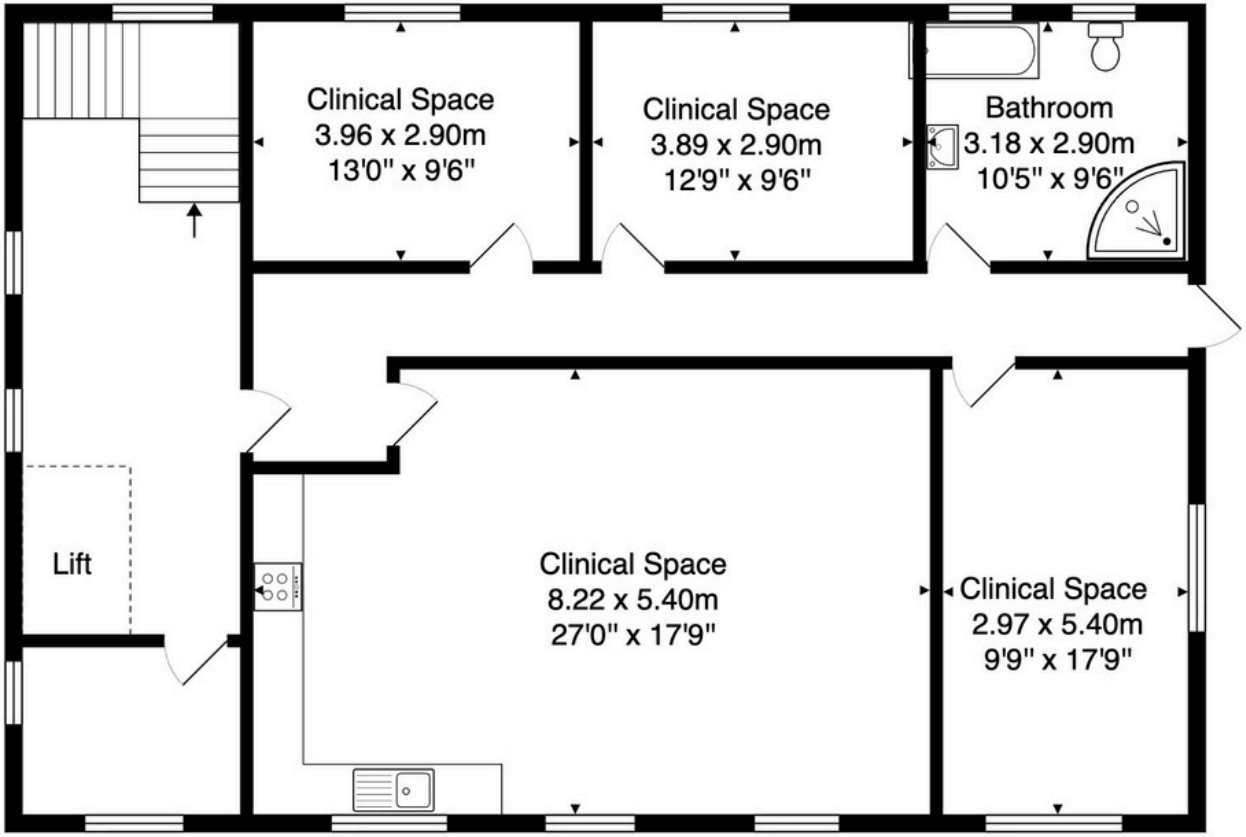




ACCOMMODATION

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
First Floor	1,032	95.9



First Floor



EPC

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

VAT

We understand that VAT is not applicable on rents at this property.

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 new full repairing and insuring lease for a minimum term of 3 years at a rental of: £30,000 PA.

SERVICE CHARGE

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

RATEABLE VALUE

The property is in the process of being reassessed and therefore the Rateable Value and other rating information is awaited.

VIEWINGS

Viewings by appointment only. Please contact agent direct.

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. Youshould 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 September 2026.**

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

Adair Paxton
Property Specialists
EST 1859