Adair Paxton
Property Specialists
EST 1859

WELL POSITIONED UPPER FLOOR OFFICE SUITE

731 SQ FT (67.9 SQ M)

- Exciting opportunity.
- Established commercial location in central Meanwood.
- Three interlinked office rooms.
- Gas-fired central heating.
- WC and kitchen facilities.
- Suitable for a variety of uses STP.

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



TO LET

2B Green Road
Meanwood, Leeds,
LS6 4JP

£11,000 per annum

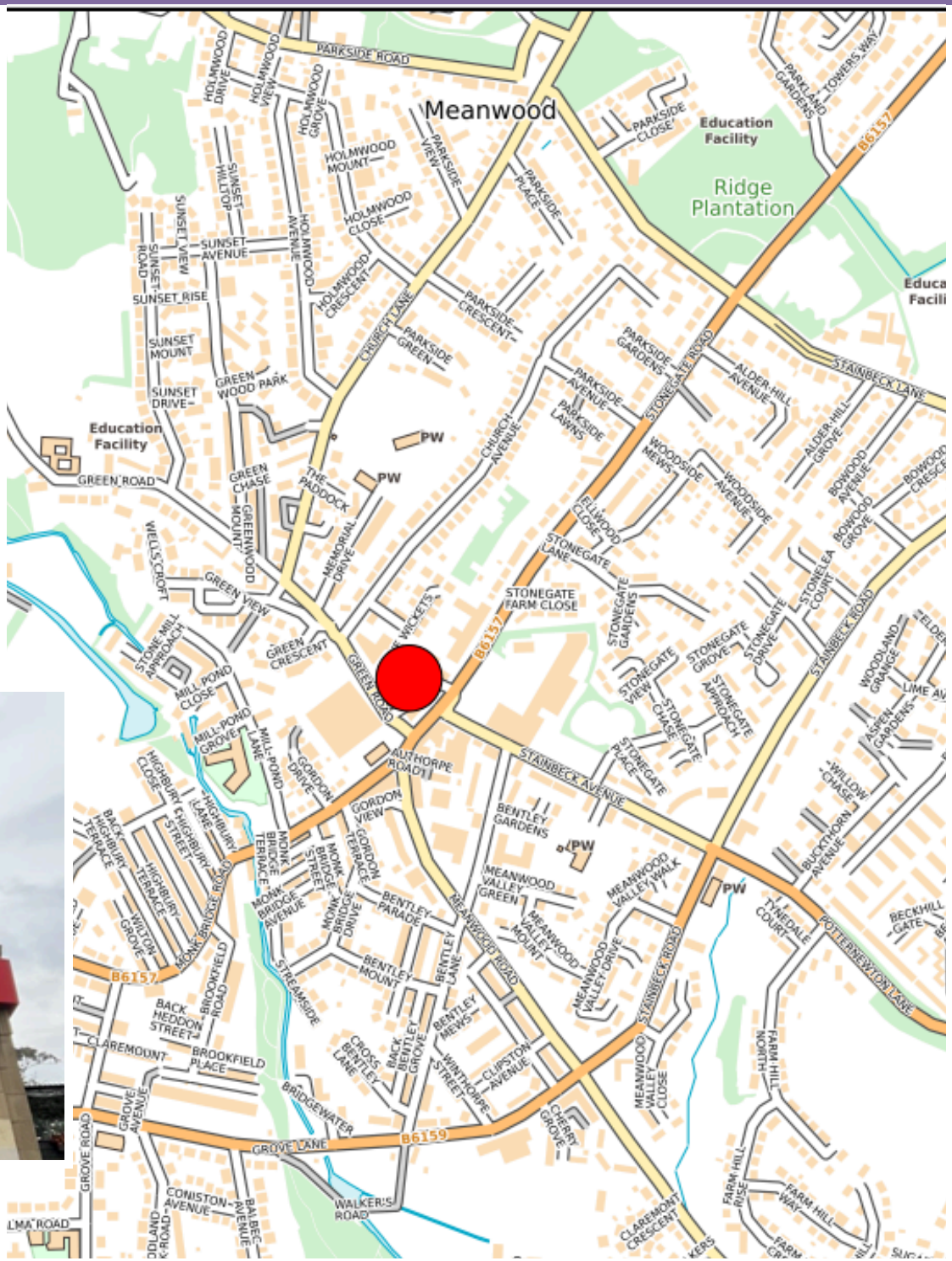
LOCATION

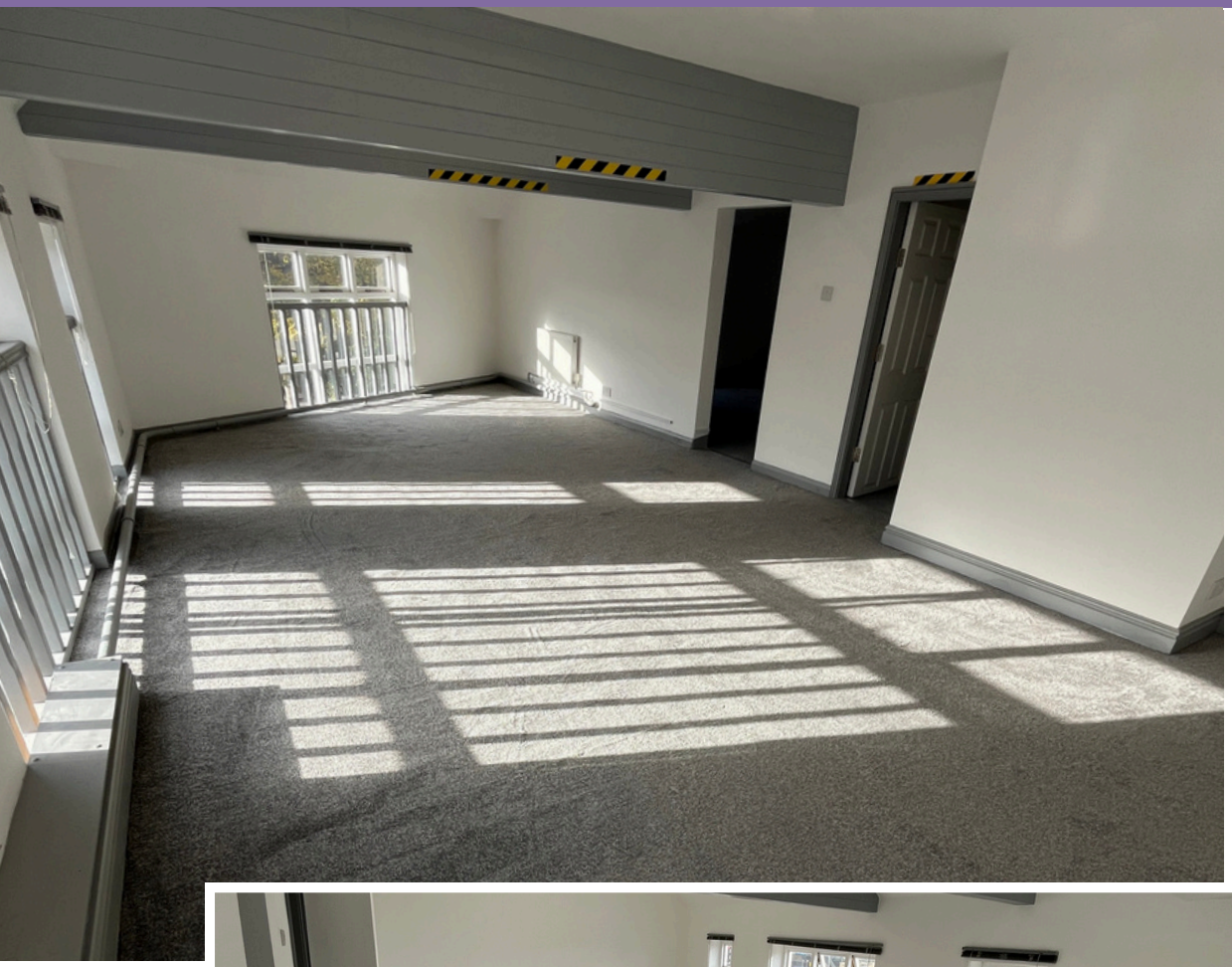
The property is located in central Meanwood, an affluent Northern suburb of Leeds, on the corner of the junction between Green Road and Stonegate Road.

Meanwood has attracted many national brand retailers such as Waitrose, which is very close to the subject property, and Aldi, Pets at Home and KFC, all of which are located at Northside Retail Park.

Leeds City Centre is located approximately 3 miles to the south of the premises. Meanwood benefits from excellent public transport links with a good bus service and nearby train stations in Headingley and Burley.









DESCRIPTION

The subject property is a second floor self contained office suite. The property is configured into 3 interlinked office rooms with kitchen and WC facilites.

The propety is suitable for a variety of uses subject to the necessary planning consents.

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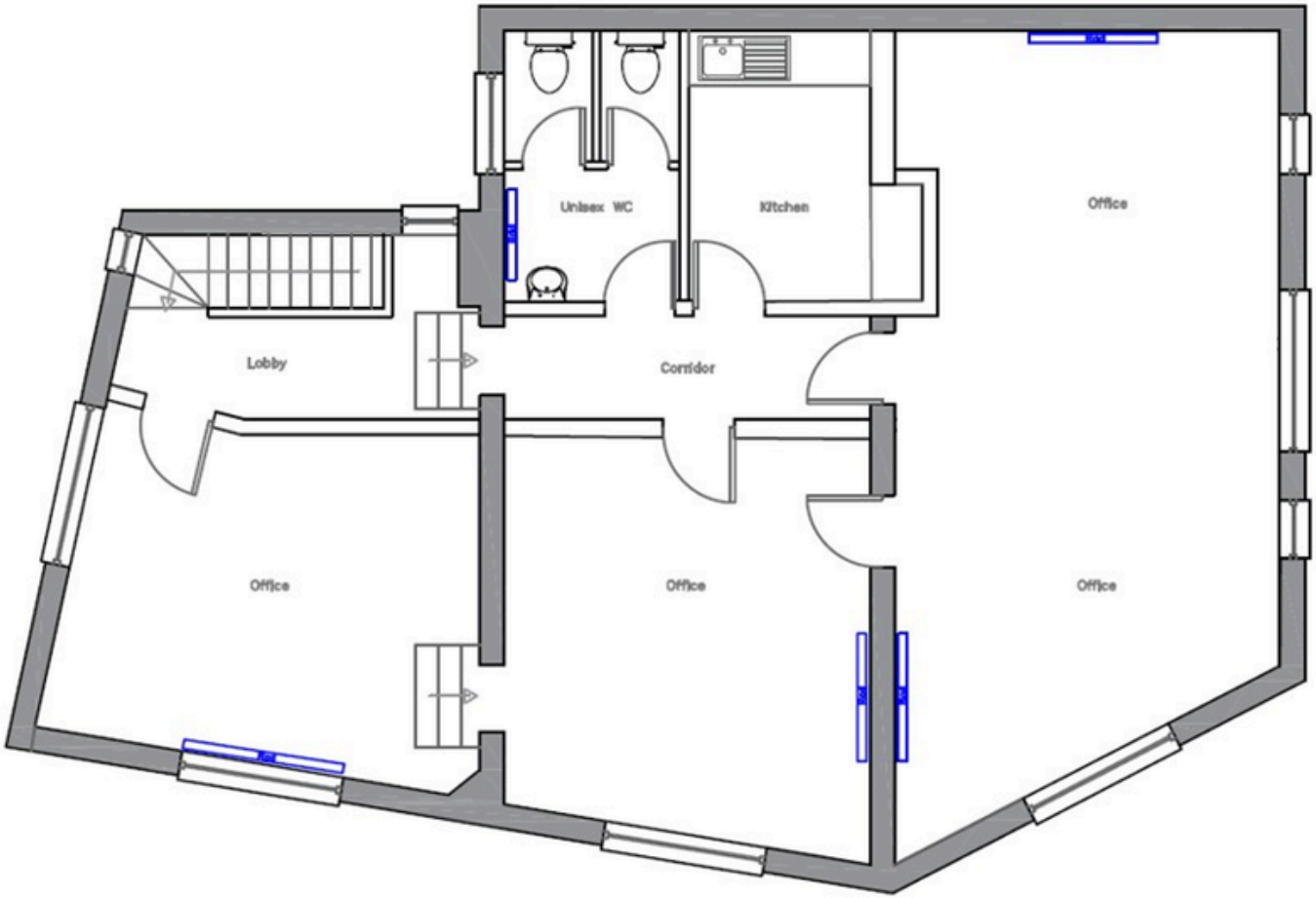
Ladbrokes
Ladbrokes
STYLE
OPEN

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
Second floor	731	67.9



SECOND FLOOR

*Indicative floor plan for marketing purposes only.

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EPC

The property currently benefits from an EPC rating of C-53.

VAT

It is understood that VAT is not applicable.

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 effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £11,000 per annum.

SERVICE CHARGE

A service charge is applicable.

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: £10,250.

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



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