



**UNIT 3
RAWDON PARK
OFF GREEN LANE
LEEDS
LS19 7BA**

TO LET

MODERN GROUND FLOOR OFFICES WITH PARKING

TOTAL AREA: 2315 SQ FT (215.3M²)

LOCATION

Rawdon Park is located just off the A658, the main arterial route to the west of Leeds, linking it with the north-west suburbs. The offices are accessed from Green Lane, in between Yeadon and Rawdon.

DESCRIPTION

The property is a two storey building offering a modern ground floor office benefiting from 6 allocated car parking spaces. The office is open plan with its own kitchen area and the use of shared toilets with the first floor tenants.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (IPMS: OFFICE BUILDINGS) May 2015, the unit provides a net internal area of 2315 sq ft (215.3m²).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at an initial rental of **£27,750 p.a. exclusive**. It is understood that VAT is applicable on this property.

BUSINESS RATES

According to the Valuation Office Agency website, the ground floor suite has a Rateable Value of **£23,250** which is applicable from April 2017. Interested parties are advised to direct enquiries to the local authority.

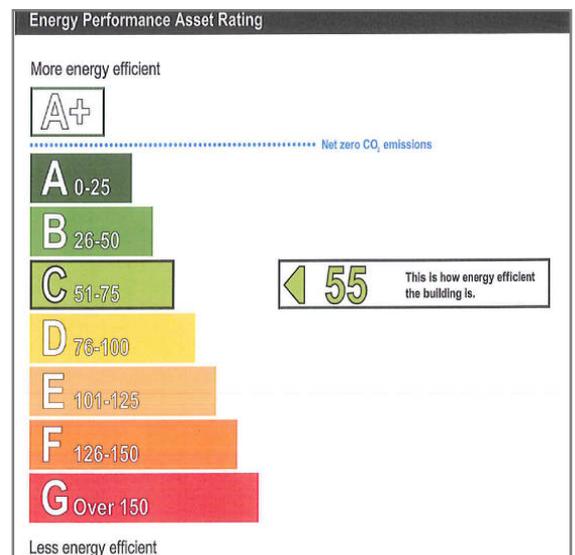
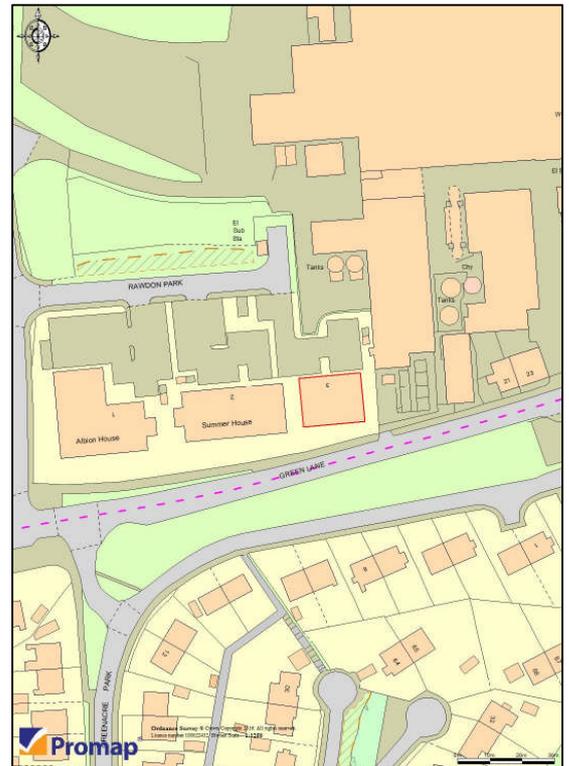
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 239 5778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details amended January 2017

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.