



**SUITE C1
ROUNDHOUSE BUSINESS PARK
GRAINGERS WAY
LEEDS
LS12 1AH**

TO LET

1442 SQ FT (134 m²)

GRADE II LISTED OFFICES WITH PARKING

LOCATION

The Roundhouse Business Park is situated fronting the A58 Inner Ring Road which in turn provides access to J2 of the M621 and the region's motorway network beyond. Leeds city centre is a 10 minute walk to the east.

DESCRIPTION

This suite is located within the Canalside Building which is a single storey terrace running along the side of the Leeds-Liverpool Canal. The accommodation is open plan and benefits from a small mezzanine to the rear. The suite benefits from 3 allocated on-site car parking spaces.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides the following approximate net internal areas:

| | |
|--------------|----------------------------------|
| Ground Floor | 1162 sq ft (108 m ²) |
| Mezzanine | 280 sq ft (26 m ²) |
| Total | 1442 sq ft (134 m ²) |

TERMS

The property available to let on effective full repairing and insuring lease for a minimum term of 3 years at an initial rental of **£15,100 p.a. + VAT.**

BUSINESS RATES

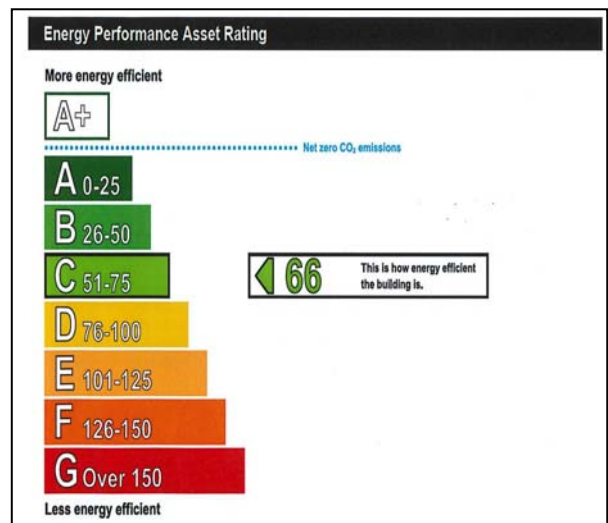
According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£13,250.** Interested parties are advised to direct further enquiries to the local authority.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared September 2019 SPD/SJC



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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.

