

GRADE II LISTED OFFICE SPACE

2.345 SQ FT (217.9 SQ M)

- LED Lighting
- Comfort Cooling / Heating
- On-site allocated car parking
- Fitted kitchen and WC facilities
- 24 hour site monitored CCTV
- Electric Security Shutter and Alarm System



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TO LET



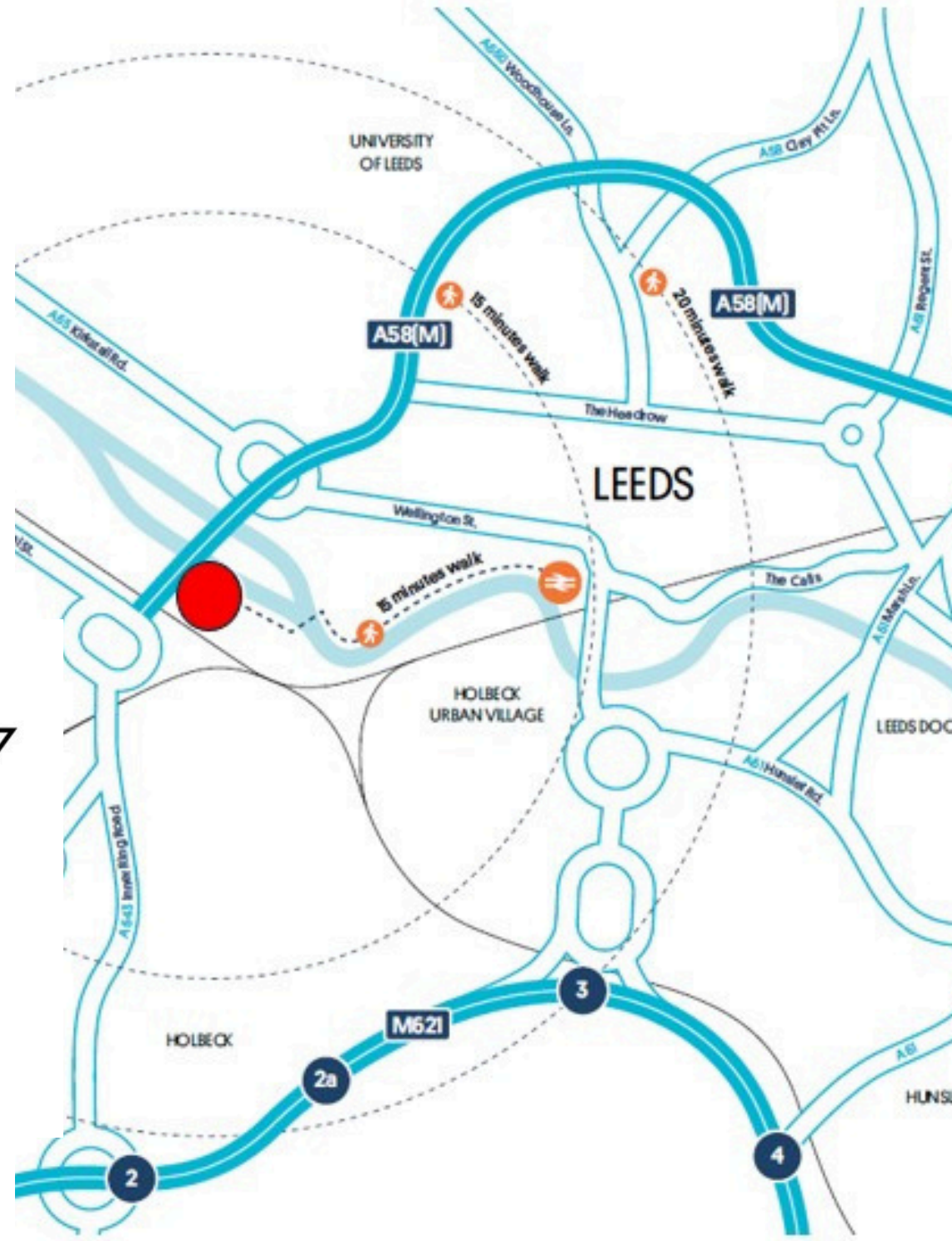
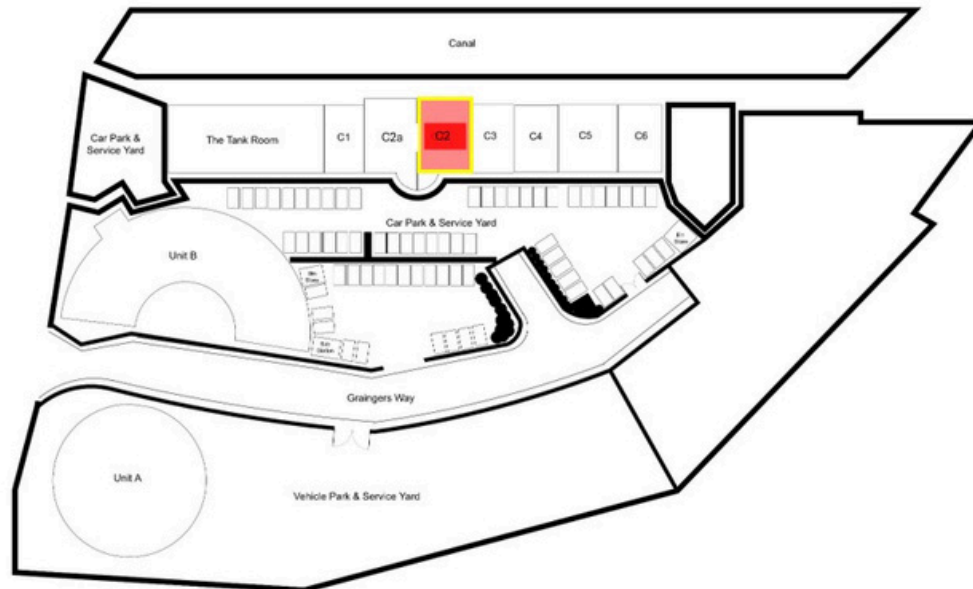
**Suite C2, Roundhouse
Business Park
Graingers Way, Leeds
LS12 1AH**

**£37,000 + VAT
per annum**

LOCATION

The subject property is located within the Roundhouse Business Park fronting the A58(M) Leeds inner ring road, which in turn provides access to junction 2 of the M621 and the region's motorway network and beyond.

The property is within easy reach of the city centre and Leeds railway station and provides immediate access to the Leeds-Liverpool canal towpath.





DESCRIPTION

Suite C2 forms part of the Canalside Building, a former railway repair shop. The property is a single storey terrace that runs in parallel to the River Aire and possesses an attractive red brick construction, with hipped slate roof and benefits from leafy landscaped grounds. The Canalside building provides a unique opportunity for occupiers to enjoy a characterful property positioned in a beautiful business park estate and in very close proximity to Leeds City Centre.

Suite C2 benefits from a specification including:

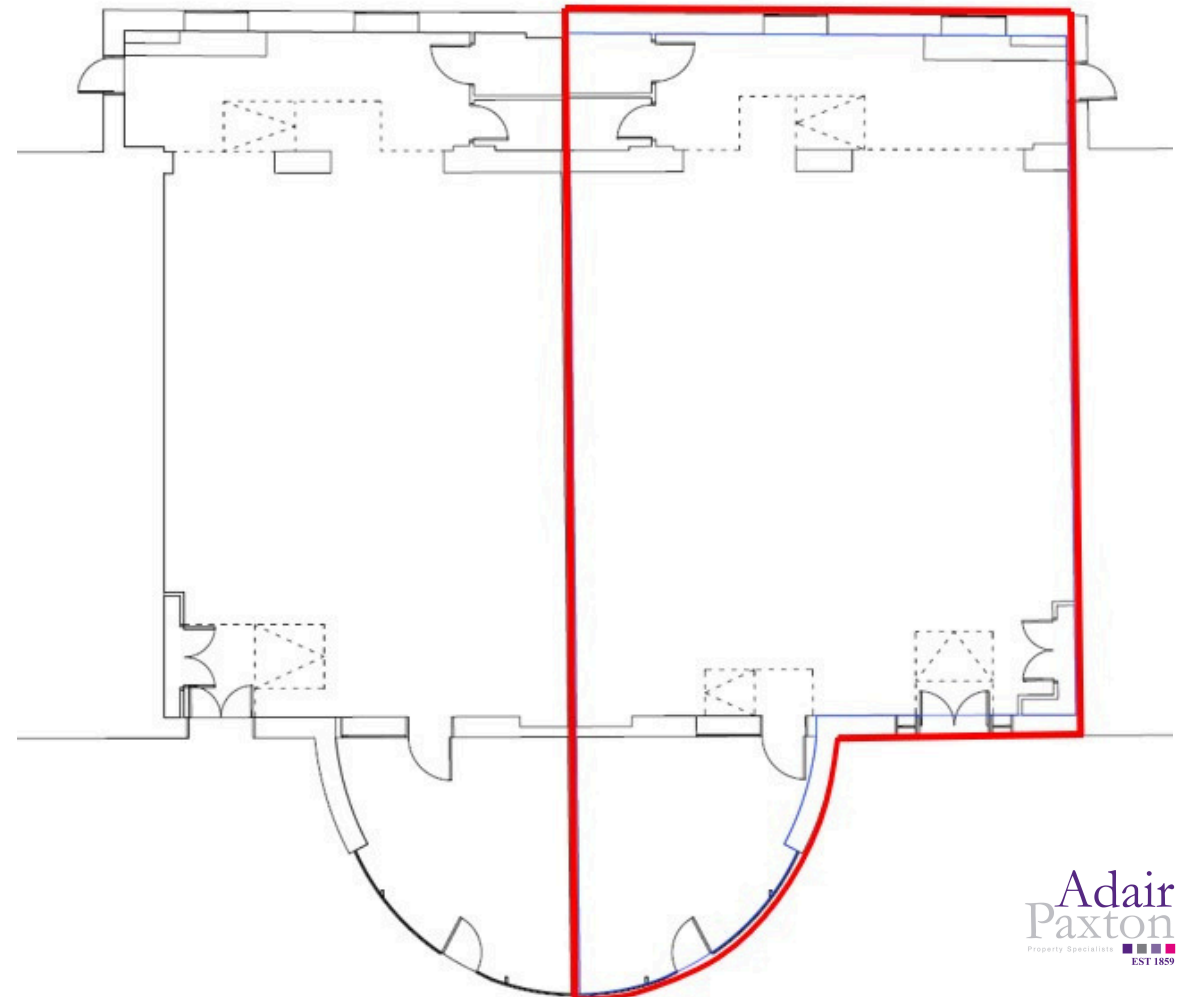
- LED Lighting
- Comfort Cooling / Heating System.
- Kitchen and WC Facilities.
- 5 Allocated car parking spaces.
- Security alarm system.
- Electric security shutter.
- Separate meeting room / reception entrance.



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
Ground Floor	2,345	217.9
Total	2,345	217.9





EPC

The property currently benefits from an EPC rating of D-80.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

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 term of years to be agreed at a commencing rent of £37,000 + VAT per annum.

SERVICE CHARGE

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

RATEABLE VALUE

According to the Valuation Office Agency website, Suite C2 has a current 2023 Rateable Value of £26,500. Interested parties are advised to make their own enquiries in this respect.

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



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Property Specialists ■ ■ ■ ■