

GRADE II LISTED OFFICE SPACE

1,994 SQ FT (185.2 SQ M)

- Period Features
- Unique Location
- LED Lighting
- On-site allocated car parking
- Fitted kitchen and WC facilities
- 24 hour site monitored CCTV
- Electric Security Shutter



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TO LET

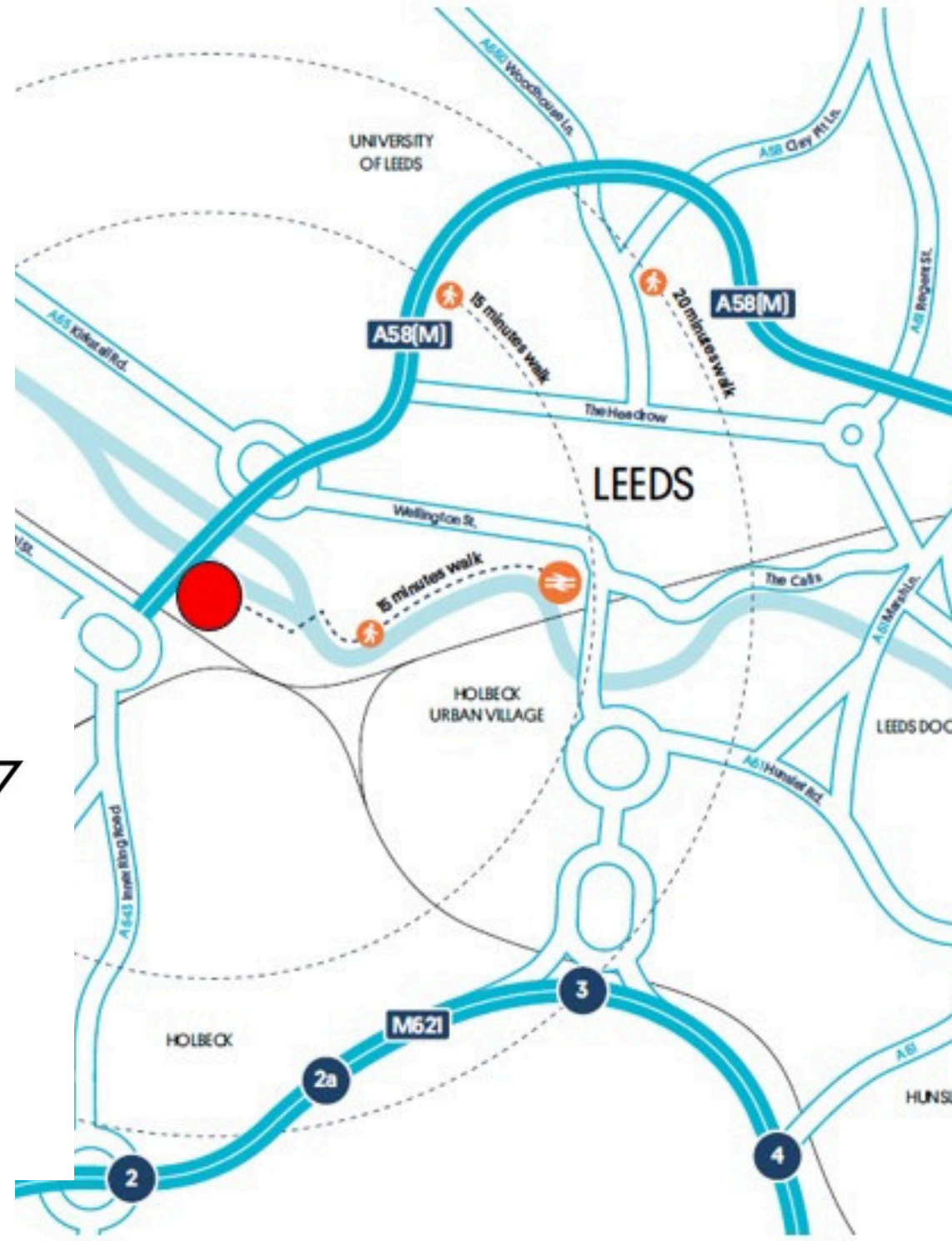
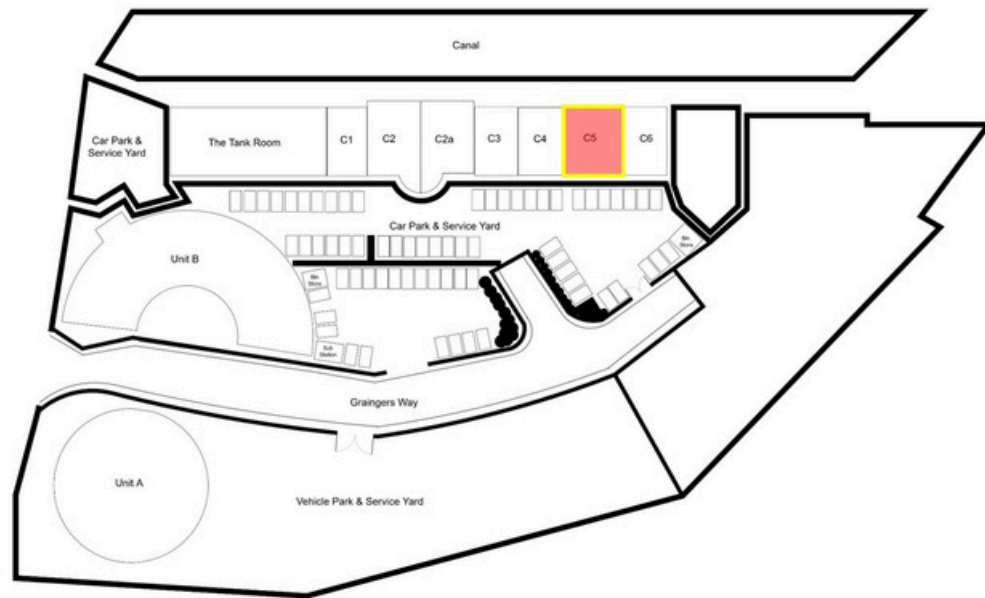
Suite C5
Roundhouse Business Park
Graingers Way,
Leeds
LS12 1AH

£29,000 + 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 C5 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.

The property benefits from characterful period features such as large round-arched windows and exposed ceiling timber joists.

Suite C5 offers a specification including:

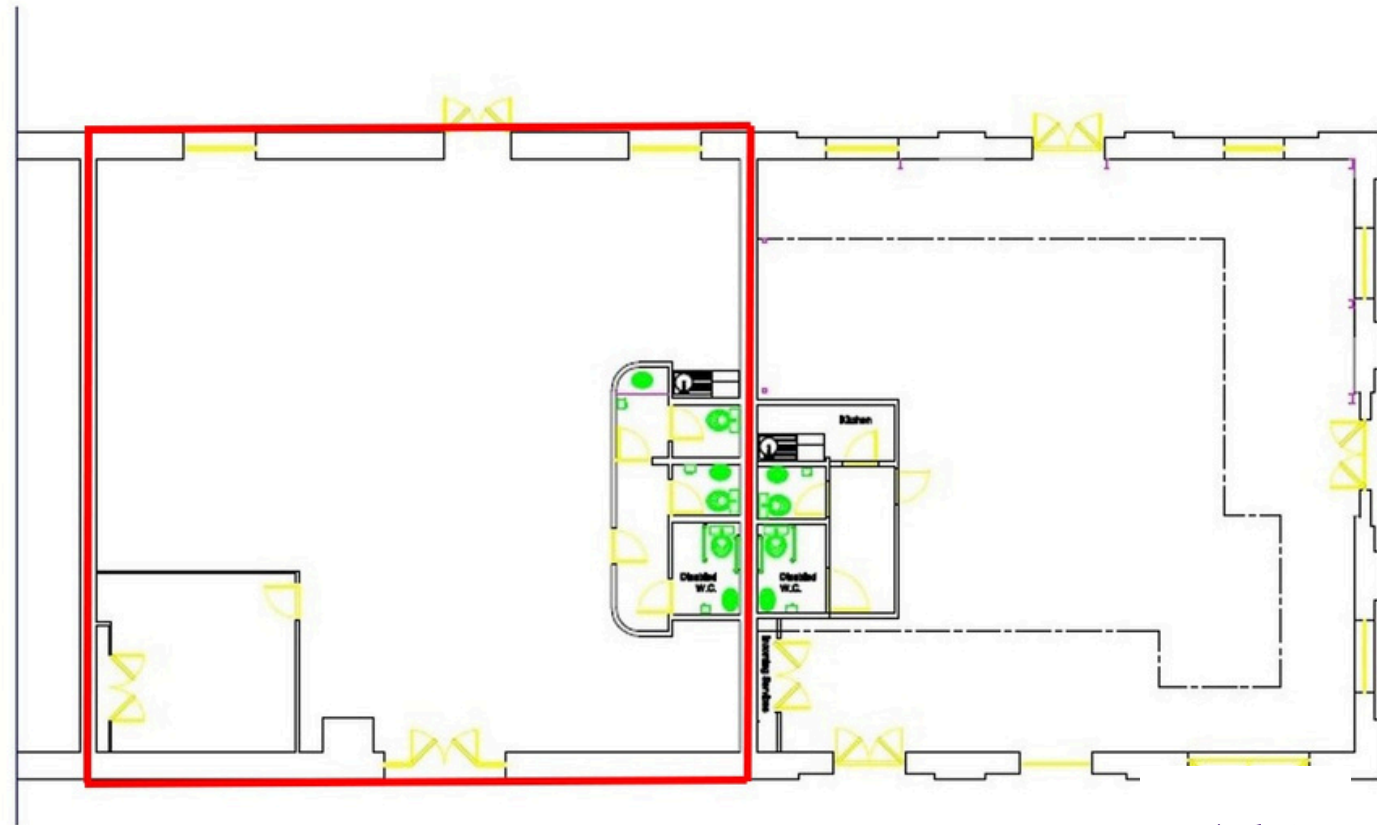
- Gas fire ducted blower heating system.
- Kitchen, WC and Shower facilities.
- 6 Allocated car parking spaces.
- Security alarm system.
- Electric security shutter.
- Partitioned meeting room with wall mounted A/C.



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	1,994	185.2
Total	1,994	185.2





EPC

The property currently possesses an EPC rating of E-106.

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 effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £29,000 + 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

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 ■ ■ ■ ■