

UNIQUE DETACHED OFFICES

1,135 sq ft (105.6 sq m) -
5,072 sq ft (471.2 sq m)

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- Underfloor heating
- Fitted kitchen facilities
- Communal WC
- Communal car park
- Fully Alarmed
- Architect Designed



TO LET

Roman Ridge
Main Street, Aberford
LS25 3AW

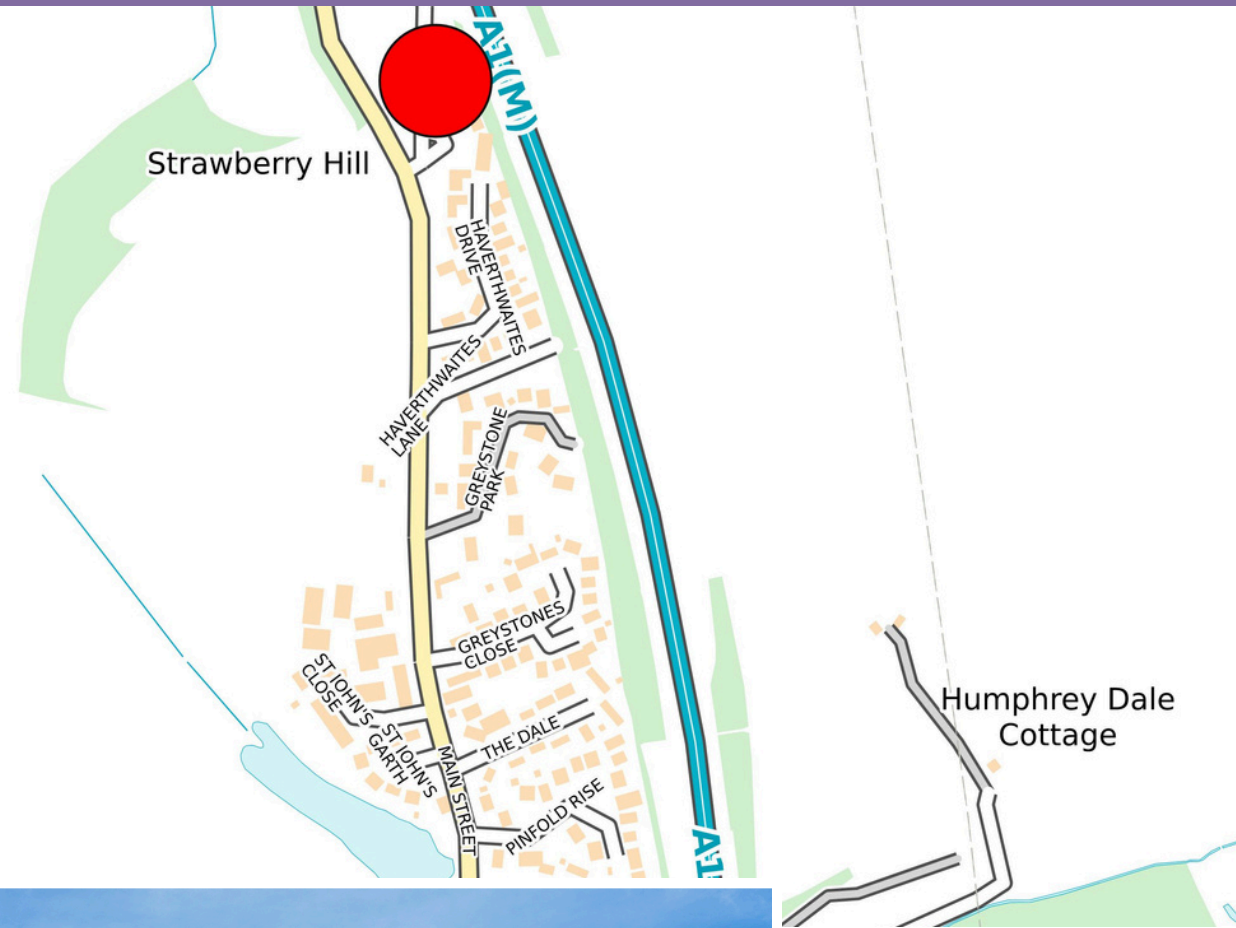
Price on Application



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

LOCATION

Roman Ridge is located on the northern fringe of Aberford. The property is positioned just off Main Street and is adjacent to the A1(M). The property is located within a mile from its junction with the A64 providing access to both Leeds and York. The property is approximately 11 miles East of Leeds City Centre and 15 miles west of York City Centre. The property is surrounded by a number of nearby villages consisting of Boston Spa, Bramham, and Tadcaster.



COMMON PARTS



COMMUNAL CAR PARK



COMMUNAL ENTRANCE



EXTERNAL IMAGE

DESCRIPTION

Roman Ridge is highly bespoke two-storey detached office building which was architect designed.

At present, the property is configured into 3 separate suites comprising of Ground Floor South Wing, First Floor South Wing and The North Wing. Each suite is predominantly open plan. Most of the space benefits from a suspended ceiling. However, the first floor of the North Wing has exposed roof trusses. Part of the ground floor within the North Wing has an opening in the ceiling creating a physical connection between the two levels.

The property benefits from an underfloor heating system throughout. The accommodation has an internal staircase within the North Wing suite as well as a lift and further set of stairs in the common parts. The common parts also benefit from WC and shower facilities.

Externally, the property is surrounded by well maintained landscaping and benefits from ample car parking facilities.



FF NORTH WING



GF VACANT SUITE



GF KITCHENETTE



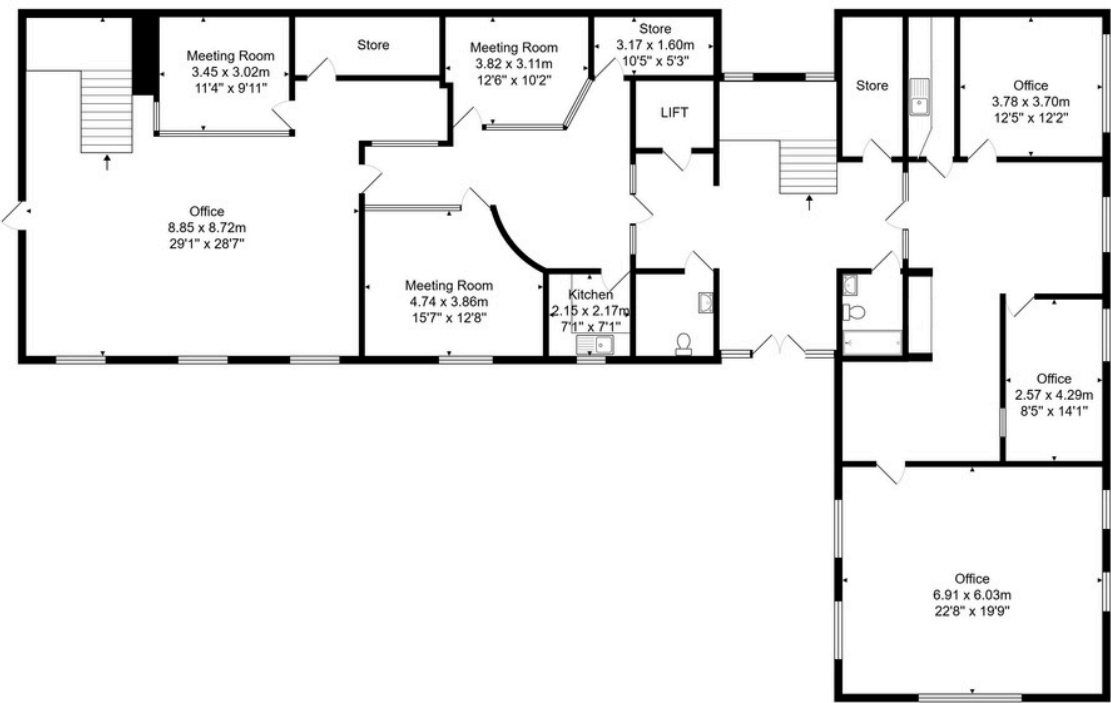
WC



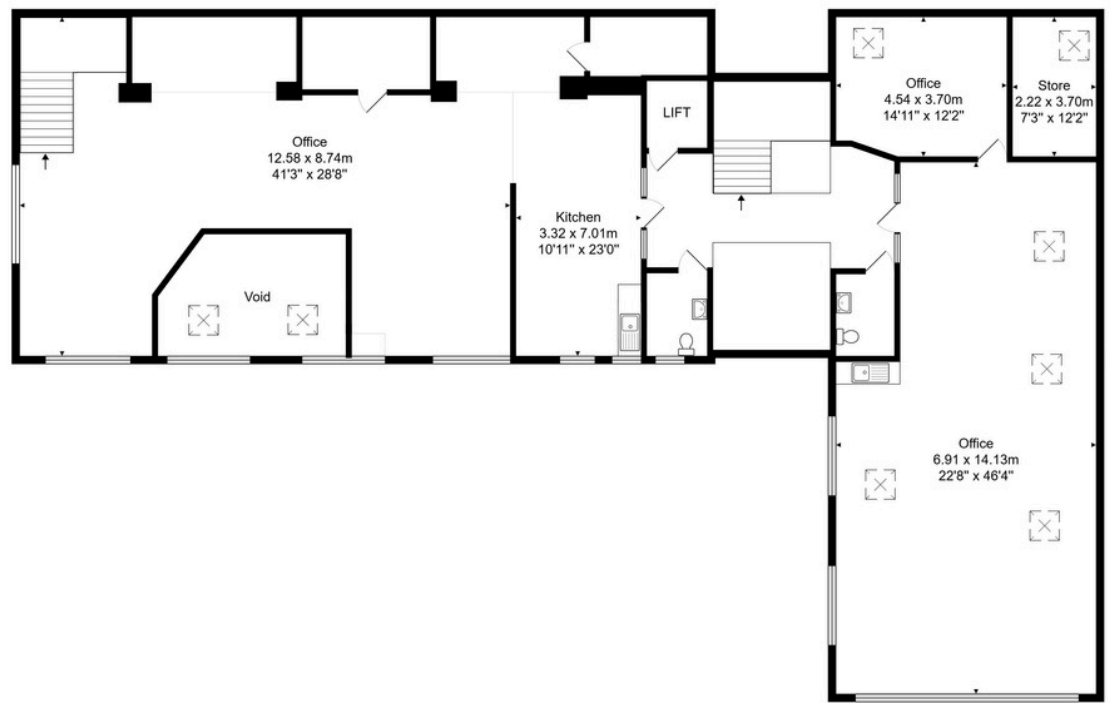
ACCOMMODATION

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
North Wing	2,721	252.8
Ground Floor South Wing	1,135	105.6
First Floor South Wing	1,216	113
Total	5,072	471.2



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

The property currently benefits from an EPC rating of C-60.

TERMS

Price on Application.

VAT

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

SERVICE CHARGE

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

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

We have made enquiries with the VOA website and understand the 2023 Rateable Value to be:
Ground Floor South Wing - £15,750
First Floor South Wing - £16,750
North Wing - £36,000.

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



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Property Specialists ■ ■ ■ ■