



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SURPLUS OFFICES WITH AMPLE PARKING

**UNIT 2 LEEDS WEST, GELDERD LANE,
LEEDS, LS12 6AL**

204.78 – 446.89m² (2,204 – 4,810 sq ft)



- Excellent access – to motorway network and city centre
- Flexible lease terms
- Secure environment and substantial available on site secure parking
- Potential call centre/archive storage/admin offices/repair & service centre

0113 2348999

Location

The premises form part of Leeds West Business Park (where occupiers include Oak Tyres, Global Autocare & Farsley Transport) at Gelderd Lane, adjacent Screw Fix, off Gelderd Road (A62). The property is within 0.5 miles of junction 1 of the M621 motorway and within approximately 2 miles to the south of Leeds city centre.

Description

Two storey office building available as a whole or per floor with specification including:-

- Separate/independent external access
- Suspended ceilings
- Electrical and CAT 2
- Air conditioning to part
- Carpet tile floor covering
- Surface mounted data trunking
- Kitchen at first floor
- Ladies & Gents at first floor
- Disabled WC at ground floor



Accommodation

Floor	Description	M ²	(sq ft)
FF	6 private offices, general offices, ladies & gents WCs & kitchen	242.11	(2,606)
GF	7 private offices, entrance/hallway, disabled WC & general offices	204.78	(2,204)
	Total NIFA	446.89	(4,810)

Car Parking

Up to 50 car parking spaces i.e. a ratio of approximately 1 space per 100 sq ft of office accommodation, is available within the secure environment of Leeds West.

Rating

Through our enquiries of the Valuation Office website the premises known as offices at Unit 1 Leeds West are assessed for business rates as follows:-

Office & Premises RV £32,750

The National Uniform Business Rate levied for 2017/18 is 46.6p in the £ for assessments at this level.

Lease Terms

The property is offered as a whole or on a floor by floor basis on essentially tenants full repairing and insuring flexible lease terms, to be agreed with a rent payable monthly in advance exclusive of business rates, utilities and service charge.

Rent

£5 psf (subject to terms).

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

VAT

The rent is quoted exclusive of VAT. VAT is applicable.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Avison Young
Simon Hampson

Tel: 0161 819 8216
simon.hampson@avisonyoung.com

Our Ref: 2489/A/S
November 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.