



Michael Steel & Co  
PROPERTY CONSULTANTS

# FOR SALE/may let

## MODERN SELF CONTAINED OFFICES

RADLEY HOUSE, RICHARDSHAW ROAD,  
OFF RICHARDSHAW LANE, PUDSEY, LEEDS, LS28 6QW

910m<sup>2</sup> (9,798 sq ft)



- Good quality office space
- Strategically located between Bradford and Leeds
- Very good onsite car parking (52 spaces)

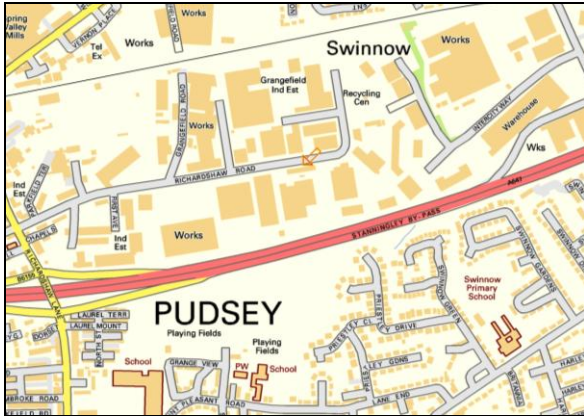
**0113 2348999**

## Location

Radley House is prominently situated fronting onto Richardshaw Road approximately 200 yards from the intersection with Richardshaw Lane.

The property is easily accessible from the Stanningley bypass (A647) giving easy access to both Leeds and Bradford. Junction 1 of the M621 is approximately 3.5 miles to the south east.

Radley House is half a mile or so from Pudsey town centre which has good retail, banking and leisure facilities.



## Description

Radley House is a detached two storey office building providing good quality accommodation with suspended lay-in-grid ceilings incorporating recessed lighting. There are four separate suites around a central core.

Radley House is brick built and fitted with uPVC double glazed windows and doors. Internally the space has modern suspended ceilings incorporating recessed lighting. The premises have gas fired central heating radiators throughout plus wall mounted air conditioning units to the first floor. There are male and female toilets within the central core and fitted kitchens to each floor. Toilet facilities are also provided on the first floor above Suite 1.

To the side and rear of the property is a secure car park with gated entrance.

## Accommodation

Suite	M <sup>2</sup>	(sq ft)
1 (GF)	266.54	(2,869)
2 (GF)	202.07	(2,175)
3 (FF)	232.73	(2,505)
4 (FF)	208.97	(2,249)
<b>Total</b>	<b>910.31</b>	<b>(9,798)</b>

## Services

We are advised all mains services are connected to the property. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Energy Performance Certificate

The building has an Energy Performance rating of E (105). The Energy Performance Certificate (EPC) is available upon request.

## Rating

We are advised by the Local Authority, Leeds City Council, the property is assessed for rating purposes as follows:-

Part Ground Floor	RV £15,750
Part Ground Floor	RV £11,250
Part First Floor	RV £13,250
Part First Floor	RV £13,000

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses. The rate in the £ for assessments below £51,000 is 48p in the £.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

## Tenure

The property is held on part of a long ground lease for 125 years from 1964. A sublease will be created for the remainder of the term with a ground rent of £1,000 per annum.

## Price

Offers in the region of £495,000 are invited.

## VAT

VAT is applicable to the purchase price.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Richard Barker**

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

**Holroyd Miller**  
**Hearl Lenton**

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**Our Ref: 2041/A/S**  
**Updated March 2018**

**Subject to Contract**



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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.