



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Ltd

TO LET

HIGH QUALITY OFFICES WITH STORES & SECURE P

**MAYFLOWER HOUSE, 14 PONTEFRACT ROAD,
STOURTON, LEEDS, WEST YORKSHIRE, LS10 1TB**

829m² (8,915 sq ft)



- Good quality two storey modern offices along with some ground floor stores/workshop space
- Strategically well located for access to Leeds city centre and M621/M1 motorways
- Excellent onsite parking on secure site and *immediately available for occupation*

0113 2348999

Location

Mayflower House is located in a prominent position on the southern side of Pontefract Road, which forms part of the B6481 leading from the Stourton area towards Leeds city centre (Leeds city centre is situated approximately two miles to the north west).

Stourton is a well established commercial and industrial area of Leeds, with various long established occupiers in close proximity to Mayflower House, and does benefit from being well located for the M1, M621 and M62 motorways.

Description

Mayflower House is a good quality modern office building comprising a combination of partitioned offices, meeting rooms and large general offices, as well as storage/garage and workshop space at ground floor level.

The property is protected by a series of electric security shutters covering both the entrance and windows at both first and ground floor level. Internally the property benefits from a passenger lift providing access to the first floor.



Externally the property includes 29 marked parking spaces along with an undeveloped area of land to the north east providing additional overflow spaces (up to 20 spaces).

Accommodation

Ground floor 426m² (4,582 sq ft)

The ground floor of Mayflower House comprises a reception lobby with storage/garage and workshop space to the rear, with roller shutter access. The majority of the ground floor affords private offices along with a meeting room and large canteen/kitchen area.

First floor 403m² (4,333 sq ft)

The first floor of Mayflower House is predominantly private offices along with large general offices.

Net Internal Floor Area 829m² (8,915 sq ft)

Services

We are advised all mains services are connected to Mayflower House with part benefiting from central heating pipes and radiators served by way of a gas fired boiler. No services or installations, including lighting or heating, have been tested and therefore we are unable to comment as to their condition and/or capacity.

Rating

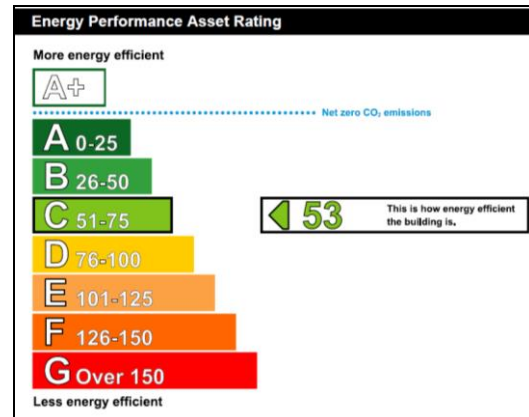
We are advised through enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Offices & Premises

RV £68,500

The National Uniform Business Rate for 2019/20 is 50.4p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

Mayflower House is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating three yearly rent reviews.

Rent

£90,000 per annum exclusive.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Carter Towler
Richard Fraser
Harriet Lawson

Tel: 0113 2451447
richardfraser@cartertowler.co.uk
harrietlawson@cartertowler.co.uk

Our Ref: 1870/A/M
September 2019

Subject to Contract



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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.