



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE (may let)

MODERN OFFICES

**YEADON COURT, 6 LIMWOOD BUSINESS PARK,
LIMWOOD WAY, LIMWOOD APPROACH, SEACROFT,
LEEDS, LS14 1AB**

363m² (3,910 sq ft)



- Air conditioned
- Raised floors
- Good car parking
- Ring road position

0113 2348999

Location

Yeadon Court is situated off Limewood Approach which provides direct access to the Leeds outer ring road. Leeds city centre is approximately 3 miles to the south west. Seacroft shopping centre is a short walk away with retail outlets such as Tesco and JD Sports.



Description

The premises offer good quality office accommodation. The ground floor reception is fully tiled and served by ladies and gents toilet facilities together with disabled WC facilities. The ground floor is predominantly open plan with a kitchen area. The first floor is also open plan with meeting room and private offices together with a fitted kitchen area. There are raised access floors throughout and ceiling mounted air conditioning cassettes within the suspended ceiling which also incorporates CAT 2 lighting.

Accommodation

The property provides the following approx. net internal area:-

Ground floor	173m ² (1,867 sq ft)
First floor	192m ² (2,066 sq ft)
Total	363m² (3,910 sq ft)

There is security shuttering at the entrance and an intruder alarm.

There are 13 designated car parking spaces to the front and side.

Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) with a rating of D (79).

Rating

The premises are rated as Office & Premises RV £37,750.

The National Uniform Business Rate for 2020/21 is 49.9p in the £.

Ground Lease

The premises are held by a ground lease of 125 years from January 2002 at a peppercorn rent.

Terms

The long leasehold premises are offered for sale with an asking price of £425,000.

Alternatively a new full repairing and insuring lease for a term to be agreed with a commencing rental of £49,000 per annum is offered.

VAT

All prices and rents quoted are exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Richard Barker
Ben Preston

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Our Ref: 2997/A/RB
Updated March 2021

Subject to Contract



Michael Steel & Co
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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.