



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**HIGHLY PROMINENT
GRADE II LISTED BUILDING
SUITABLE FOR VARIOUS USES**

**EDEN COURT BUSINESS CENTRE,
KILDARE TERRACE, OFF A58 ARMLEY GYRATORY,
LEEDS, WEST YORKSHIRE, LS12 1DB**

2,314m² (24,911 sq. ft) gross



- Brick built Grade II Listed office building with large car park on self contained site
- Strategically located on outskirts of Leeds city centre and immediately adjacent intersection with the A58 Armley Gyratory
- Suitable for ongoing office/commercial use – for investor or owner occupation – or alternatively suitable for conversion for a variety of potential uses (subject to requisite consents)

0113 2348999

Location

Eden Court Business Centre is situated on the south western edge of Leeds city centre just off the A58 Armley Gyratory close to its junction with Whitehall Road and main A62 Gelderd Road, which are two extremely busy arterial routes connecting Leeds with outer areas.

Eden Court Business Centre is within walking distance of Leeds city centre in addition to being only a short distance from Junction 2 of the M621 motorway, which connects with the M1 and M62. Leeds has a population in excess of 530,000 and its main railway station connects both north and south with Edinburgh and London respectively along with Manchester on the Transpennine route.

Description

Eden Court Business Centre comprises an attractive Grade II brick built premises providing a mix of office and workspace over three levels with the benefit of a passenger lift to each level.

The building includes a range of character features and has the benefit of on site parking and two gated entrances.

Site Area 0.36 hectares (0.89 acres) or thereabouts



Accommodation

| | |
|-------------------------|------------------------------------|
| Lower Ground Floor | 218.90m ² (2,356 sq ft) |
| Ground Floor | 589.87m ² (6,349 sq ft) |
| First Floor | 589.87m ² (6,349 sq ft) |
| Second Floor | 580.21m ² (6,245 sq ft) |
| Coach House/Outbuilding | 117.61m ² (1,266 sq ft) |

| | |
|----------------------------------|---|
| Gross Internal Floor Area | 2,314.26m² (24,911 sq ft) |
| Net Internal Floor Area | 1,899m² (20,439 sq ft) |

Services

We are advised the premises benefit from mains water, sewer drainage and electricity in addition to individual appliances including lighting and heating. 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 property has an EPC Rating of E.

Non Domestic Rating

We are advised by the Valuation Office website that the whole premises are assessed as RV £81,500.

The National Uniform Business Rate for 2024/25 is 54.6p in the £.

Planning

We are advised the premises benefit from an existing consent for its ongoing commercial use, although the premises could be suitable for a variety of alternative uses (subject to consent and Listed buildings approval).

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council, Tel 0113 222 4444.

Tenancies

We are advised the Coach House is occupied by way of a three year lease from 1 October 2024 with a passing rent of £10,800 per annum exclusive. A copy of the Agreement is available upon request.

Price

Seeking offers in excess of £1.8m.

VAT

All prices and rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3610/A/M Jan 2025 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.