

**Unit 3, Longwood Hall
60 Bradford Road
Stanningley
Leeds LS28 6DA**

**Rent £6,000
per annum**



GOOD QUALITY OFFICE SUITE

41.53m² (447ft²)

- Fully inclusive rent
- 2 Car parking spaces
- Within walking distance of New Pudsey Railway Station

DESCRIPTION

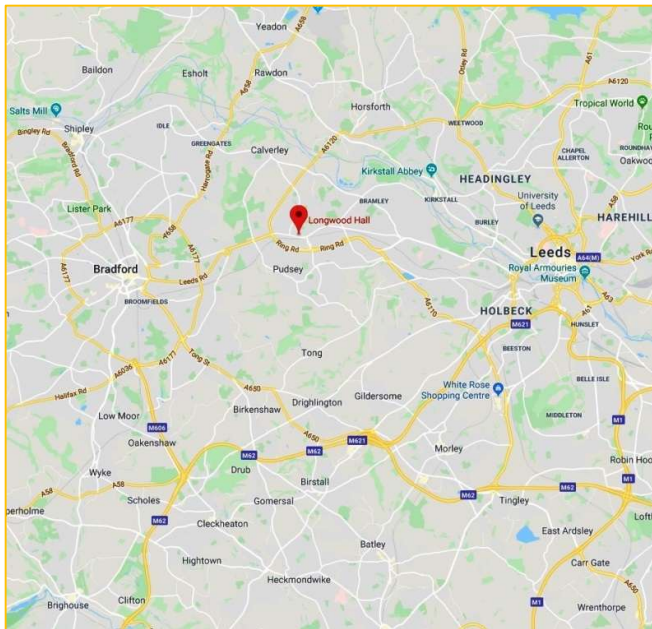
Unit 3 comprises a single office on the ground floor of this multi-storey office building within a converted church which has been refurbished to provide good quality offices.

The office extends to 27.87m² (300ft²) and has the benefit of 2 car parking spaces and access to a communal kitchen and toilet facilities.

The property is let at a rent plus service charge to include water, heating, lighting and cleaning of all shared areas.

The property is positioned in an accessible location on the main Bradford Road at Stanningley, a short distance from New Pudsey Station. It is well located for accessibility to Leeds and Bradford and is approximately 3 miles from the M606 motorway network.

LOCATION



ACCOMMODATION

UNIT 3

■ GROUND FLOOR	41.53m ² (447ft ²)
Office	
Small utility area	

Shared Reception, Communal Kitchen and Toilet facilities

RENT

£6,000 per annum

SERVICE CHARGE

£5,458.50 + VAT per annum

OUTSIDE

Car parking for 2 cars.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated which will offer flexible terms for an occupier.

VIEWING

Contact the sole Agents.

Sheraz Muhammad

sheraz.muhammad@bramleys.com

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: C (72) 2028

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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