

1st Floor Offices
St Ann's Mill
Off Commercial Road
Kirkstall
Leeds LS5 3AE

Rent:
£10,400 per
annum



OFFICE PREMISES

136.81m² (1,473ft²)

- Recognised commercial location approximately 4 miles to the northwest of Leeds city centre.
- Accessible for Kirkstall Road (A65)
- Finished to a good modern standard with on-site car parking

DESCRIPTION

The accommodation occupies the 1st floor of this two storey brick built commercial building and extends to 136.81m² (1,473ft²).

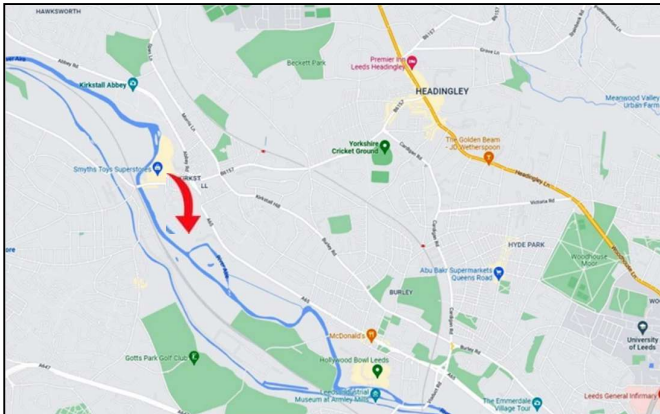
It provides good quality modern accommodation and has the benefit of on-site car parking.

The accommodation is accessed a shared entrance lobby and provides a range of partitioned offices, open plan accommodation and staff facilities.

LOCATION

The property comprises part of the St Ann's Mill complex positioned off Commercial Road (A65) which leads into Kirkstall Road and is approximately 4 miles to the northwest of Leeds city centre. The A65 links Leeds city centre with areas to the west and accommodates a wide range of retail and leisure occupiers. Leeds is the principal financial district of Yorkshire, having a population of approximately 750,000. It is well connected, being served by the M621 motorway network enabling good access to the M62 at Junction 27, in addition to providing accessibility for the M1 motorway network.

The property is in a recognised commercial and industrial location with a wide range of local independent businesses nearby.



ACCOMMODATION

First floor

Range of offices 136.81m² (1,473ft²)

OUTSIDE

There is loading to the front of the unit and designated car parking to the front and side.

RENT

£10,400 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

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.

VIEWING

Contact the Agents.

Sheraz Muhammad

sheraz.muhammad@bramleys.com

Jonathan Wilson

Jonathan.wilson@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

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

bramleys.com/commercial

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 insitu 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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