

Modern Office Suites TO LET



Priestley House, 170 Elland Road, Leeds, LS11 8BU

- 134 sq ft - 808 sq ft / 12 sq m - 75 sq m
- Situated within prestigious building
- Shared reception facilities
- Gymnasium and kitchen
- On site car parking
- Excellent communication links

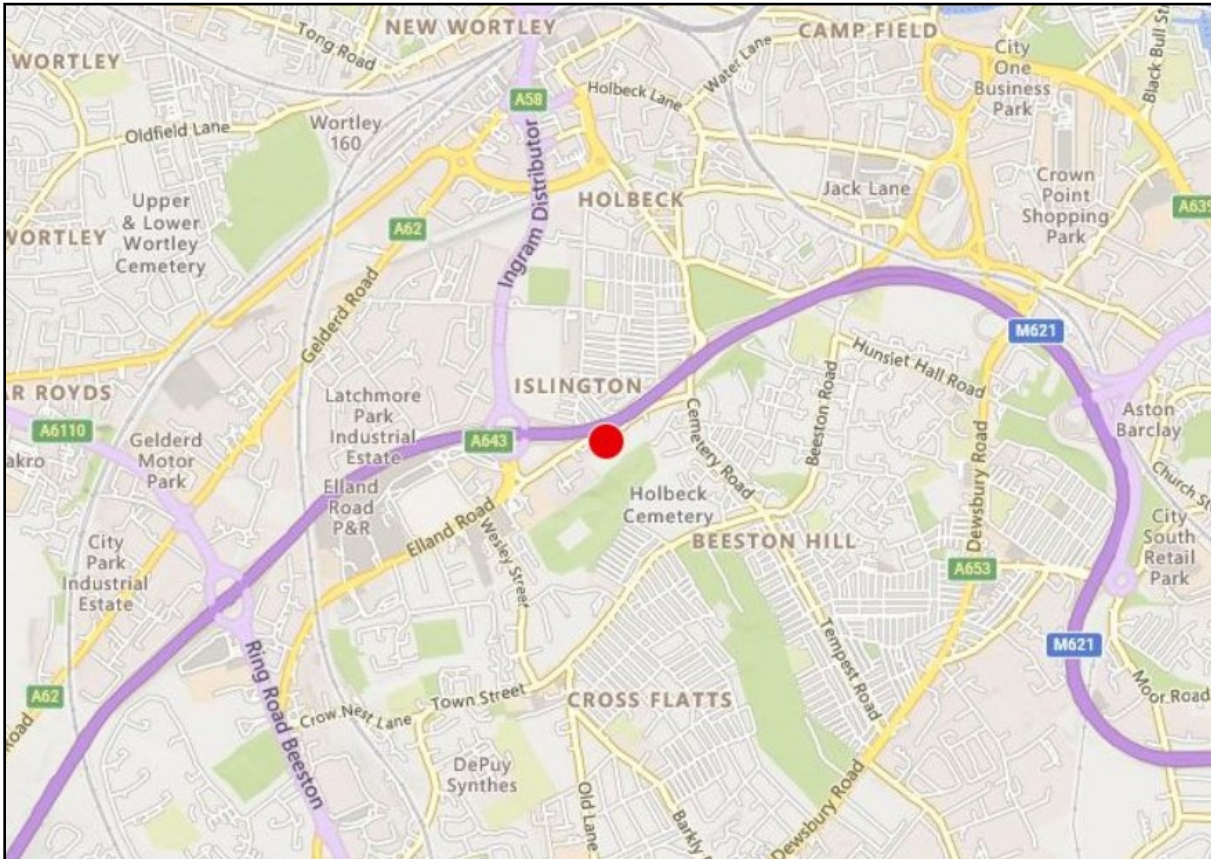


DESCRIPTION

These well presented office suites are situated within Priestley House. A substantial head quarters building which benefits from all it's attributes including a reception area, kitchen and gymnasium making this an ideal location for a small business that requires a high profile trading position.

LOCATION

Arguably, this is one of the most convenient office locations on the fringe of the city centre, just off the M621 close to it's Junction with Ingram Road distributor/ Elland Road giving excellent motorway connections in all directions and is just a short drive into Leeds City Centre.



SERVICE RENTAL

The rental includes the following services;

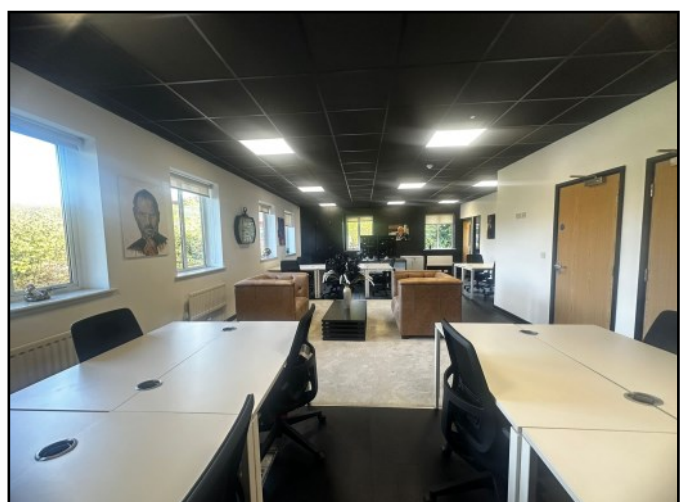
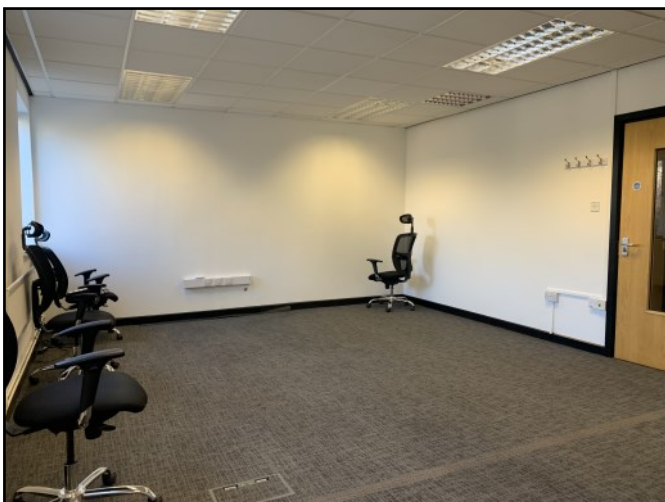
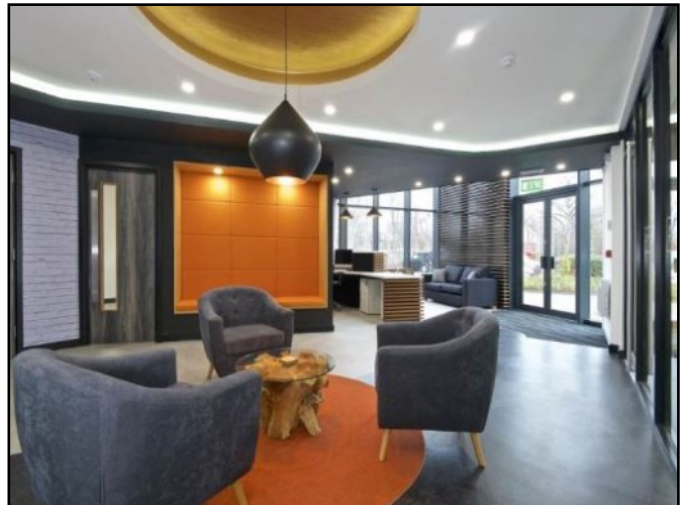
Electricity of the common parts, water, cleaning of common parts, repairs and maintenance, refuse collection, weekly testing, fire system servicing, management, consumables and business rates.

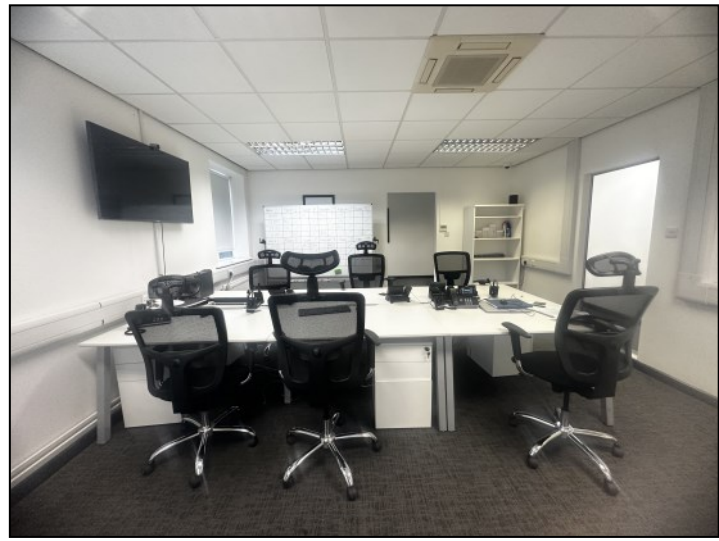
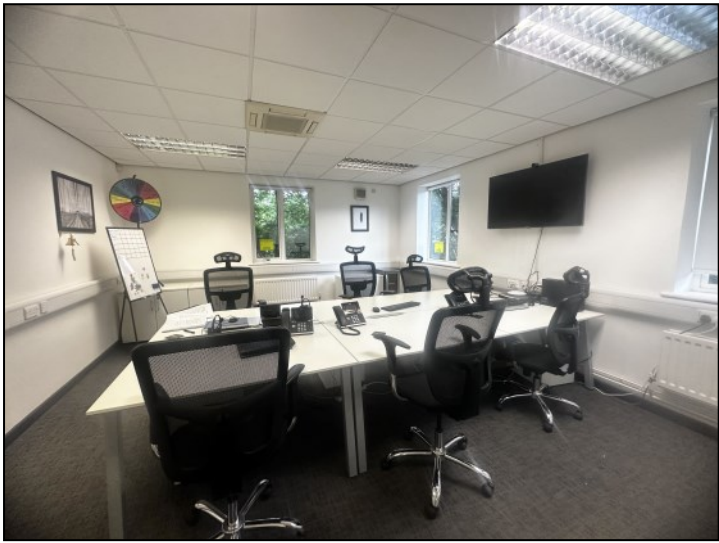
VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

ACCOMODATION

Suite	Size	Rental per month	Car parking
D	427 sq ft	£1,750 + VAT	£45 pcm per space 4 spaces available
E	360 sq ft	LET	
F	134 sq ft	LET	1 space available
J	808 sq ft	£4,000 + VAT	
K	138 sq ft	£595 + VAT	2 spaces available
L	199 sq ft	LET	





RATES

We understand from the VOA website that the current rateable value of the property will be separately assessed for all suites upon occupation. The rates payable is calculated by applying the current business rates multiplier of 49.9 p. interested parties are advised to confirm the above figures with the local authority. Please see the accommodation table for the rateable value of the suites.



SMALL BUSINESS RATE RELIEF

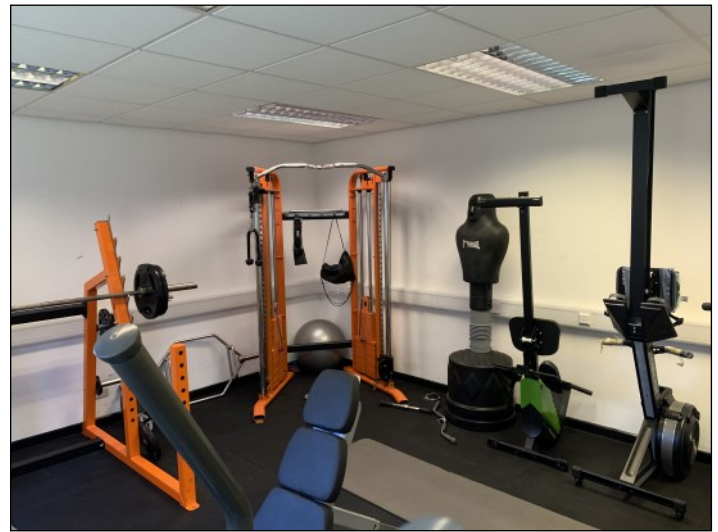
Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

VIEWING

By prior appointment with sole agents Vickers Carnley where Isobel Smith or Emily Rogerson will be pleased to assist.

Tel: 01924 291500.



GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
 - Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
 - These particulars were prepared March 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.