



To Let

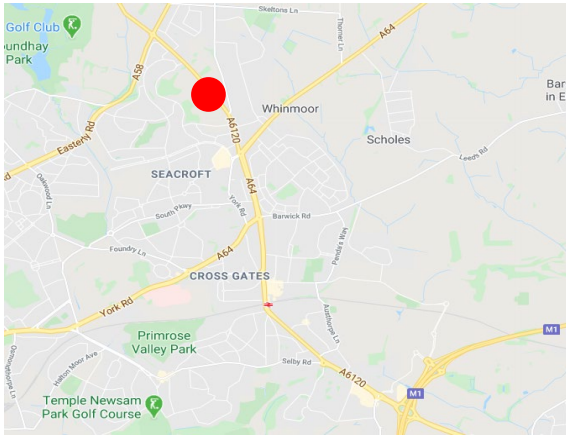
Oak House, 1 Limewood Way,
Limewood Business Park, Seacroft, Leeds, LS14 1AB

- High quality self-contained two storey office building
- **First floor remaining 2,352 sq ft**
- 8 car parking spaces
- Established mixed use location

0113 246 1533

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Google Maps

Location

Oak House is prominently located at the entrance to Limewood Business Park accessed off Limewood Approach overlooking the A6220 Leeds outer ring road which will by May 2022 link into the new East Leeds Orbital Road allowing swift access to Junction 46 M1 less than 2 miles away.

Leeds city centre is situated approximately 3 miles to the south west with Seacroft Green Shopping centre where occupiers include Tesco's and JD Sports only a short walk away.

Description

This self-contained office building provides high quality office accommodation on ground and first floors that have been fitted out to provide the following:-

- ◆ Attractive reception area
- ◆ Full access raised floors
- ◆ Suspended ceilings with integral LED lighting in part
- ◆ Electrically operated integral window/door roller security shutters
- ◆ Gas fired central heating
- ◆ Fitted kitchen
- ◆ Male, female and disabled toilet facilities
- ◆ Alarm system
- ◆ Individual floor key coded access
- ◆ Series of partitioned offices and meeting rooms
- ◆ Large picture windows to the front elevation
- ◆ Entry phone access system



Accommodation

Following the letting of the ground floor, only the first floor extending to approximately **2,352 sq ft (218.51 sq m)** remains.

Car Parking

The first floor benefits from 8 on site car parking spaces.

Terms

The first floor of Oak House is available to let by way of a new effective FRI lease for a term to be agreed at the competitive rent of £29,400 pa exclusive (£12.50 psf).



Business Rates

The first floor has been assessed by the VOA to have a Rateable Value of £23,500 (rates payable for this financial year £11,726.50).

The current nondomestic rate multiplier in the £ for the financial year 2023/24 is 49.9 pence. We advise all interested parties to make their own enquiries of the local rating authority.

Estate Charge & Insurance

An annual estate charge is payable by the tenant to cover the cost of the upkeep and maintenance of the development to include for landscaping and external lighting. In addition, the tenant will be responsible for the payment of an annual building insurance premium. Further information available upon request.

Service Charge & Insurance

The tenant will be responsible for the payment of an annual service charge to cover the cost of cleaning, lighting, heating and maintenance of the common areas. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (57). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Strictly by appointment with the joint sole letting agents Knight Frank and WSB:-

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Contact: Robin Beagley

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Subject to Contract

Particulars Updated: September 2023

Photographs: July 2020

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[Particulars dated [July 2020]. Photographs and videos dated [July 2020].]

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