

PHOENIX HOUSE



- Modern self-contained HQ office building
- 37,692 sq ft
- 148 car parking spaces
- Suitable for a variety of uses subject to planning
- Junction 28 M62
- Site Area of 1.88 acres

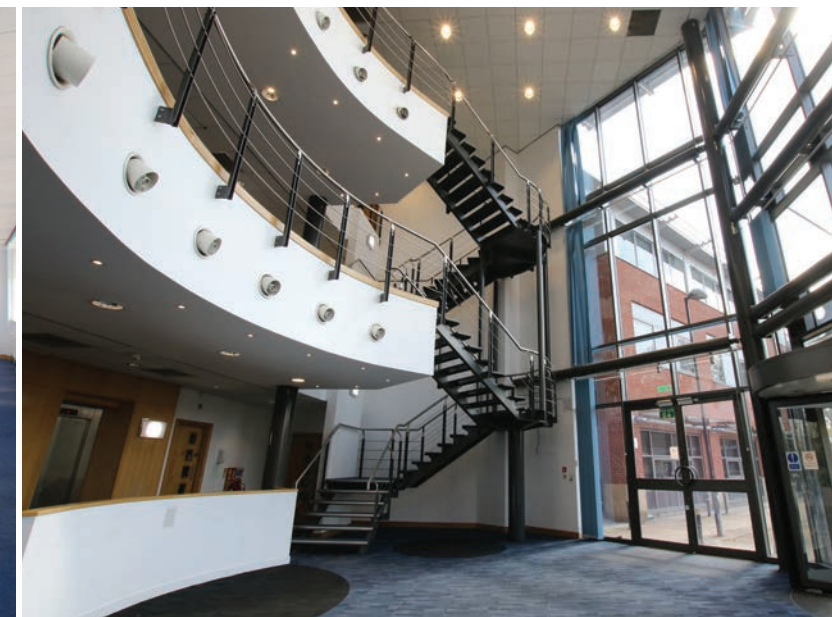
FOR SALE/MAY LET

DESCRIPTION

Phoenix House is a modern detached 3 storey office building set within extensively landscaped grounds and benefitting from 148 on site parking spaces.

The building would benefit from some refurbishment and offers the following:-

- Full access raised floor
- Air Conditioning
- Suspended ceilings with integral lighting
- Lift
- Double glazed windows
- Male, female and disabled toilet facilities
- Double height atrium
- Excellent natural light



ACCOMMODATION

The offices have been measured to have the following approximate net internal floor area:-

Floor	Sq M	Sq Ft
Reception	97.8	1,052
Ground	1,129.90	12,033
First	1,144.10	12,315
Second	1,129.90	12,162
TOTAL	3,501.70	37,692

CAR PARKING

The property benefits from its own car park with 148 marked spaces.

PLANNING

The property may be suitable for a variety of other uses, subject to planning.

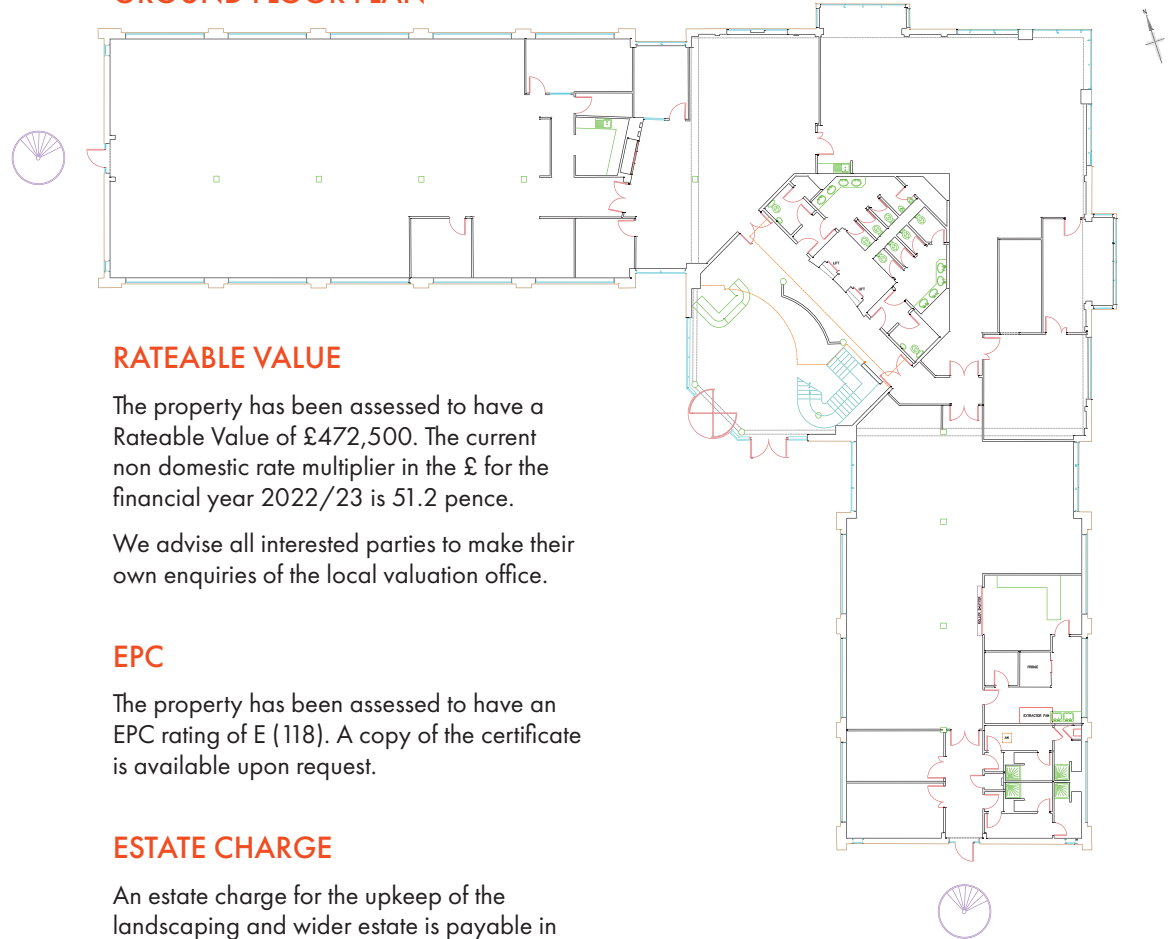
SITE AREA

The site has a total area of 1.88 acres.



Keyline for indicative purposes only.

GROUND FLOOR PLAN



RATEABLE VALUE

The property has been assessed to have a Rateable Value of £472,500. The current non domestic rate multiplier in the £ for the financial year 2022/23 is 51.2 pence.

We advise all interested parties to make their own enquiries of the local valuation office.

EPC

The property has been assessed to have an EPC rating of E (118). A copy of the certificate is available upon request.

ESTATE CHARGE

An estate charge for the upkeep of the landscaping and wider estate is payable in respect of the demise. Further details available upon request.



PHOENIX HOUSE



LOCATION

2 Sterling Way is prominently located fronting Dewsbury Road (A653) at the entrance to Capitol Park East adjacent to Junction 28 of the M62 motorway and approximately 6 miles South of Leeds City Centre.

Capitol Park is strategically located providing both unrivalled access to the main northern motorway network (M62 and M1) and the nearby White Rose Shopping Centre, with well-served public transport links. Capitol Park benefits from a De Vere Village hotel with Village Health and Wellness Club at the entrance to Capitol Park West with other amenities including conferencing, leisure and gym facilities, a Starbucks and restaurant facilities.

TERMS

Offers are invited to purchase the freehold of the property in its existing condition.

VAT

The property has been elected for VAT. All prices, premiums and rents 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.



VIEWING & FURTHER INFORMATION

For further information or to arrange an inspection of the building, please contact:



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