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To Let

Truman House, Capitol Boulevard, Capitol Park, Leeds, LS27 0TS

- Modern self-contained office building
- 3,171 – 10,339 sq ft (298.72 – 960.56 sq m)
- 40 car parking spaces
- Suitable for a variety of uses subject to planning
- Junction 28 M62

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Location

Truman House is located close to the De Vere Village hotel and leisure complex, providing state-of-the-art leisure facilities, Starbucks Cafe, public bar, restaurant, conferencing and banqueting facilities on Capitol Park West less than 5 minutes' drive from White Rose Shopping centre.

Description

Truman House is a modern detached 3 storey office building set within extensively landscaped grounds and benefitting from 40 on site parking spaces.

The building which is in need of refurbishment benefits from the following:-

- ◆ Full access raised floor
- ◆ Air Conditioning
- ◆ Suspended ceilings with integral lighting
- ◆ Passenger 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	36.07	388
Ground	298.72	3,215
First	294.57	3,171
Second	331.20	3,565
TOTAL	960.56	10,339



Car Parking

The property benefits from its own car park with 40 marked spaces.

Rateable Value

The property has been assessed to have a Rateable Value of £147,000. The current non domestic rate multiplier in the £ for the financial year 2022/23 is 51.2 pence.

EPC

The property has been assessed to have an EPC rating of E (112). A copy of the certificate is available upon request.

Terms

The property is available to let either as a whole or on a floor by floor basis for a term to be agreed. Rent upon application.

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 the sole letting agents:-

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Subject to Contract

Particulars: July 2023

Photographs: July 2023

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[Particulars dated [July 2023]. Photographs and videos dated [July 2023].]

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