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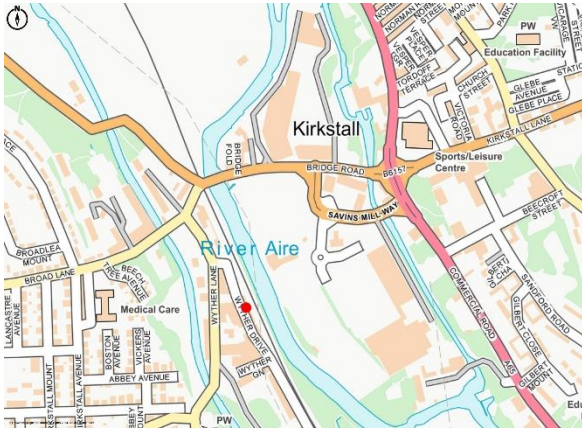
To Let (May Sell)

Unit 2, Wyther Lane Industrial Estate, Wyther Lane,
Kirkstall, Leeds LS5 3BT

- Self-contained office
- 3,507 sq ft (325.811 sq m)
- 15 car parking spaces

0113 246 1533

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



Promap ©

Location

Unit 2 is situated to the western side of Wyther Lane, a short distance south of its junction with Leeds and Bradford Road (B6157) which gives direct access to the A65, approximately 0.25 miles to the east.

The property lies approximately 3.5 miles to the north east of Leeds city centre and a short distance to the north east is the Kirkstall Bridge Shopping Centre. The A647 (Leeds to Bradford) and A643 (linking the M621) are also easily accessible.

Description

The property comprises a detached three storey, self-contained office building providing predominantly open plan office accommodation.

The unit benefits from the following specification:-

- ◆ Suspended ceilings
- ◆ Cat II lighting
- ◆ Perimeter trunking
- ◆ Air conditioning
- ◆ Kitchen facilities
- ◆ Carpeted floors
- ◆ Toilet facilities

Accommodation

The available accommodation has been measured to have an approximate net internal floor area of 3,507 sq ft (325.811 sq m).

Car Parking

15 on site car parking spaces are allocated to the demise and will be allocated on a pro-rata basis.

Terms

The unit is available by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £12.00 psf per annum exclusive.

Alternatively the long leasehold of the whole building is available to purchase. Price upon application.

Rates

The property has been assessed to have a Rateable Value of £30,500 (£4.34psf payable).

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (64). 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.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: May 2024

Photographs: May 2024

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[Particulars dated [May 2024]. Photographs and videos dated [May 2024].]

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