

TO LET

M Nabarro
McAllister

Ultra-Modern Studio/ Office
premises on the fringe of Leeds City
Centre

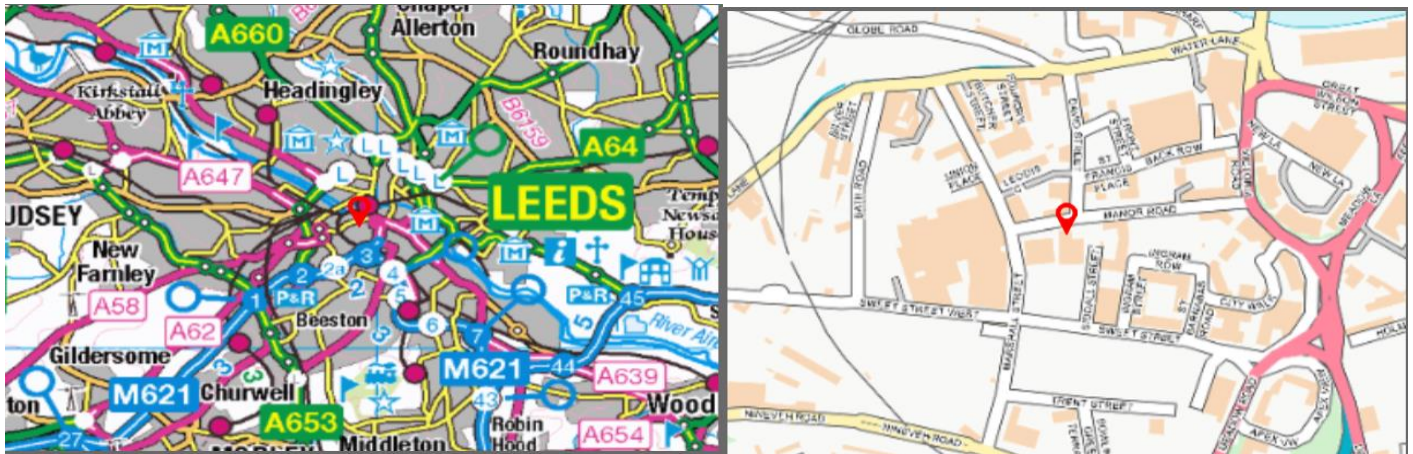
8 MANOR ROAD, HOLBECK LEEDS, LS11 9AH



- Fringe City Centre location
- Extremely attractive accommodation on 2 floors
- Secure gated and fenced site
- Parking for 8 – 10 cars

Offers in excess of £42,500 pa
326.2 m² (2750 sq ft)

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LOCATION

The property stands on the fringe of Leeds city centre in a mixed locality close to residential office and industrial premises close to the junctions with David Street and the A653. Leeds city centre is within close walking distance as is Leeds City Railway Station.

DESCRIPTION

The property comprises a former industrial unit which has been converted into attractive office accommodation. The property is built around a steel portal frame with walls faced partly in brickwork and partly in profile metal sheeting under a profile metal sheet roof. There is a fenced and gated car park with parking for 8-10 cars.

ACCOMMODATION

| | m2 | ft2 |
|--------------------------------------|-------|------|
| FRONT OFFICES - | 118 | 1274 |
| DISABLE WC - | 4.6 | 50 |
| REAR STAFF ROOM | 71 | 893 |
| STORAGE & PACKING ROOM/ DISPENSARY | | |
| LADIES/ GENTS WC & SHOWER ROOM | 44 | 473 |
| FIRST FLOOR WAITING AREA & 2 OFFICES | 83 | 893 |
| WC | 5.6 | 60 |
| TOTAL | 326.2 | 2750 |

SERVICES

The property benefits from all mains services. The accommodation benefits from 3 phase electricity air conditioning and gas central heating.

RATEABLE VALUE

On enquiry of the Valuation Office website, we understand the property is assessed for rating purposes at rateable value.

| Rateable Value (2017) | Estimated rates payable |
|-----------------------|-------------------------|
| £22,250 | £1,110 |

PLANNING

The property has planning permission for B1 offices granted in January 2017.

TERMS

The property is offered on a new 5-year lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £42,500 per annum.

VAT

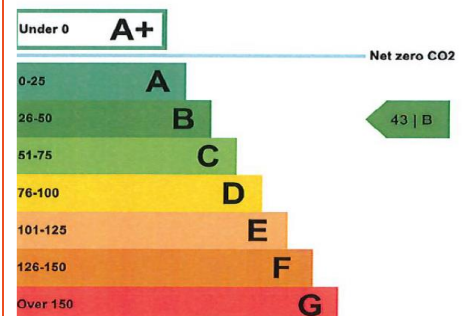
Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in the transaction.

EPC

This property's current energy rating is B.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarrormcallister.co.uk

www.nabarrormcallister.co.uk

REF: APRIL 2023

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Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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