

TO LET

N Nabarro
McAllister

Detached self-contained office building

334 MEANWOOD ROAD, LEEDS, LS7 2JF

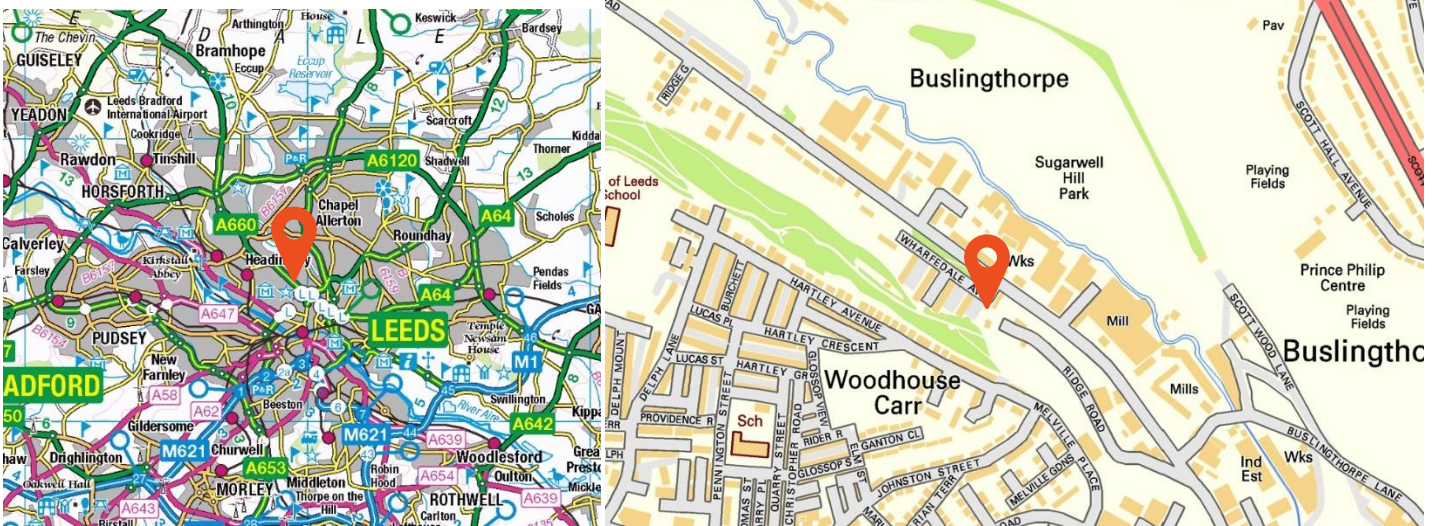


- Self-contained detached office
- Parking in front of building
- Close to Leeds City Centre

£8,000 Per annum

953 sq ft (88.7 m²)

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LOCATION

The subject property occupied a quiet position just behind Meanwood Road in a small industrial development readily accessible for the city centre and motorway network.

DESCRIPTION

The property comprises a detached office building constructed in brick with a part rendered covering under a concrete tile pitched roof. The accommodation is predominantly laid out on two floors with some basic storage at basement level.

ACCOMMODATION

	m2	ft2
BASEMENT		
Two store cellars		
GROUND FLOOR OFFICES	45.7	492
FIRST FLOOR OFFICES	43	461
TOTAL	88.7	953

SERVICES

We understand mains water, drainage and electric are connected. Please note that neither service connections or any appliances have or will have been tested prior to completion.

RATEABLE VALUE

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£7,800	£3,900

PLANNING

Whilst we have not had confirmation of the relevant planning consent, it is assumed that the premises are to be occupied under B1 use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENT/TERMS

The property is offered on a 3-year lease or multiples of 3 years on full repairing and insuring terms at annual rent of £8,000 per annum exclusive.

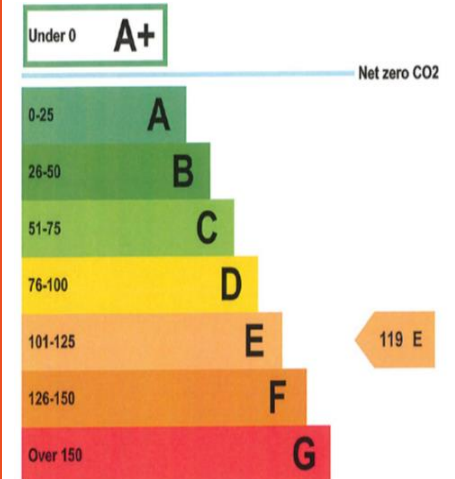
VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC



Properties are given a rating from A+ (most efficient) to G (least efficient).

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: MAY 2023

Nabarro McAllister

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 stated, all prices are quoted exclusive of VAT.

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