



Bowcliffe

OFFICES TO LET

From 2,200sq ft to 11,750sq ft

With 42 parking spaces.



Sussex House

Skelton Grange Road

Leeds

LS10 1RZ

LOCATION

Sussex House is adjacent to Pontefract Road to the south of Leeds, accessed via Skelton Grange Road.

J44 of the M1 and J7 of the M621 are both within close proximity affording the property with excellent motorway access.

DESCRIPTION

A detached, 3 storey office building providing open plan accommodation and large car park. Specification includes;

- Suspended ceilings
- LED Lighting
- Air cooling and heating system
- Full raised access floor
- Fully carpeted
- Kitchen
- Board room / meeting rooms
- Male/Female/Disabled WC's
- 42 parking spaces
- Secure entry door system

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 11,570sq ft (1,075sqm) in total. The accommodation is capable of sub-division to create self-contained suites from 2,200sq ft upwards.

TERMS

The property is available to let by way of a new lease, either as a whole or in part at **£11.50psf**.

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the common parts including the external fabric of the building, external lighting, and landscaping.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and VAT will be chargeable on the rent.

BUSINESS RATES

For further information please contact the Business Rates Department at Leeds City Council – 0113 376 0359.

FURTHER INFORMATION

For further information or to make an appointment to view please contact Bowcliffe or our joint agent Flint Real Estate;

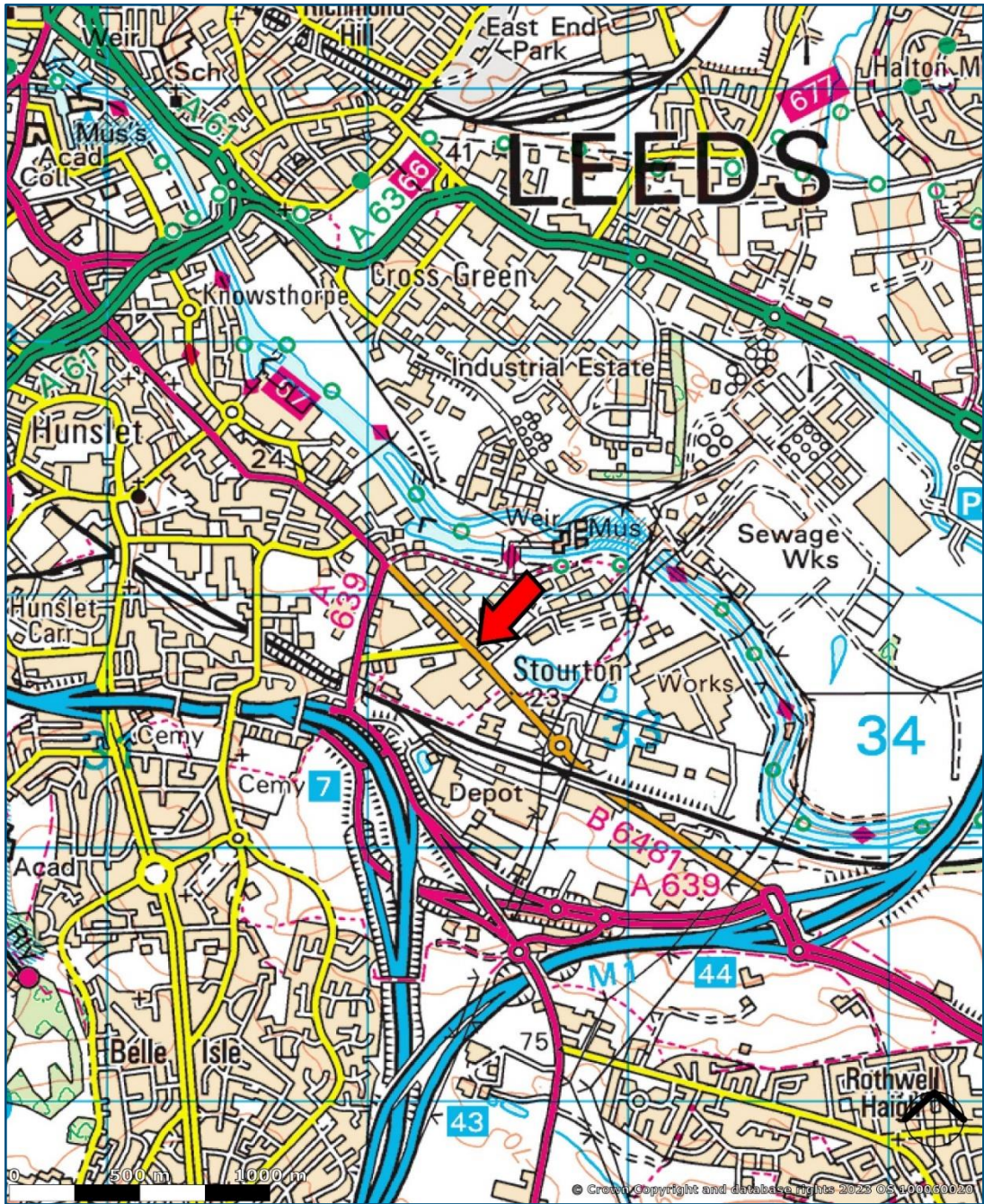
Tel: 0113 245 2452

Contact: Jeff Robertson
Email: jr@bowcliffellp.com

Contact: Matthew Tootell
Email: mt@bowcliffellp.com

Contact: Ben Flint
Email: ben@flintrealestate.co.uk

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISEDSCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.