



Bowcliffe

## INVESTMENT FOR SALE

Self-Contained, High Quality Office

3,558 sq ft (331sq m)

+10 Parking Spaces



Unit 1 Manor Mills

Manor Road

Leeds

LS11 9AH

## LOCATION

Manor Mills is located on Manor Road which is situated to the south side of Leeds city centre. The property is a short walk from the Leeds City Centre and the Railway station.

The office is situated within one of the largest regeneration initiatives in Europe within the 'Southbank' area of Leeds.

Manor Mills benefits from several amenities in close proximity including The Cross Keys and The Midnight Bell pubs, Tesco Express, Phillpotts and Starbucks as well as being a short walk to the main retail core of the city.

The M621 motorway is located a short distance from Manor Road which in turn connects to the M1, A1M and M62 providing excellent connectivity from the property.

## DESCRIPTION

Manor Mills provides self-contained high specification office accommodation.

The ground floor office benefits from the following: -

- Predominantly open plan office
- Suspended ceilings
- LG7 Lighting
- Air conditioning
- Full raised access floor
- Fully carpeted
- Kitchen
- Board room / meeting rooms
- Intruder alarm
- Male/Female/Disabled WC's
- 10 parking spaces
- Secure entry door system

## ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 3,558 sq ft (330.55 sqm).

## TERMS

The property is available for sale with the benefit of a new 5 year lease. Please contact us for details of the tenancy and quoting terms.

## SERVICE CHARGE

A service charge is 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.

## BUSINESS RATES

The office accommodation has a Rateable Value of £53,000 pa.

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

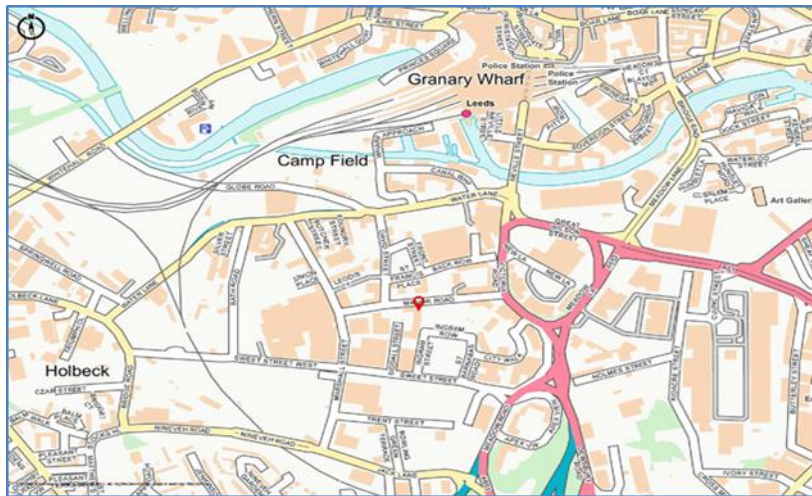
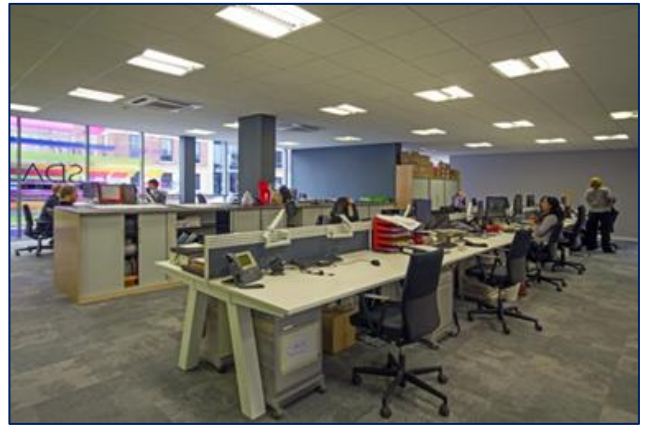
## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole agent, Bowcliffe.

Tel: 0113 245 2452

Contact: Jeff Robertson  
Email: [jr@bowcliffellp.com](mailto:jr@bowcliffellp.com)

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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