

## TO LET

**Suite 1A  
Realtex House  
Leeds Road  
Rawdon  
Leeds  
LS19 6AX**

- OPEN PLAN OFFICE
- POPULAR & CONVINIENT LOCATION
- 1,031 SQ FT (95.79 SQ M)
- ON-SITE PARKING AVAILABLE



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## Location

The property is located in the Leeds suburb of Rawdon, some 7 miles north-west of the city centre, occupying a prominent roadside position on Leeds Road (A65) at its intersection with Harrogate Road (B6152)

The surrounding area is of mixed use with properties occupied for a mixture of retail, office and residential uses.

## Description

Realtex House comprises a mixed use building offering a range of retail and office space. The available office suite is at first floor level and accessed via a dedicated entrance from Leeds Road.

The office provides an open plan office suite with two meeting rooms built out behind glazed partitions. It benefits from carpet floor coverings, suspended ceiling incorporating LED Box lights, air conditioning and intercom system.

Kitchen and toilet facilities are provided on a shared communal basis.

Shared on site parking is provided via a car park to the rear of the building.

## Accommodation

The approximate net internal floor areas of the property are as follows:		
	Sq M	Sq Ft
Suite 1A	95.79	1,031
<b>Totals</b>	<b>95.79</b>	<b>1,031</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Outgoings

Under the 2023 Rating List the property has an entry as 'Office and premises' with a rateable value of £8,600.

## EPC

The Energy Performance Assessment Rating is E (115).



## Terms

The property is available to let by way of a new lease to be drawn up on full repairing and insuring terms.

## Rent

**£12,500 per annum**

## Viewing

For further information and viewing arrangements, please contact:

## Fortune Nguwo

Direct Line: 0113 848 0000

Email: [Fortune.nguwo@walkersingleton.co.uk](mailto:Fortune.nguwo@walkersingleton.co.uk)

Ref: 35325

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