

# OFFICES/ HYBRID INDUSTRIAL / TRADE COUNTER UNIT TO LET



## OFFICES, SILVER ROYD BUSINESS PARK, SILVER ROYD HILL, LEEDS, LS12 4QQ

- 6,148 sq.ft (571.16 sq.m.)
- Suitable for a variety of commercial uses and operations (subject to planning)
- Established business park
- Strategically located just off the Leeds Outer Ring Road

**Tel: 0113 244 9020 / [www.bht.co.uk](http://www.bht.co.uk)**

## LOCATION

The offices are located within Silver Royd Business Park, an established business park strategically located fronting Tong Road with access off Silver Royd Hill.

The property is situated 2.5 miles south west of Leeds City Centre and 7.7 miles east of Bradford. There are excellent communications with easy access to the Leeds outer ring road (A6110) and with Junction 1 of the M621 only 1.5 miles to the east.

## DESCRIPTION

The property comprises a 2 storey building of brickwork construction currently configured as an office. Internally the unit at ground floor provides an entrance foyer/reception with various partitioned offices, staff kitchen and wc facilities, the first floor is largely open plan office space. The offices benefit from raised access floors/perimeter trunking, suspended ceilings, double glazed windows.

A door entry system and roller shutters over the doors and windows at ground floor level provide a high level of security.

Externally the premises benefit from generous on-site car parking provisions.

Whilst currently configured as an office, the unit could be easily converted into a hybrid industrial / trade counter unit with roller shutter entrance, subject to planning and is therefore suitable for a wide variety of uses.

## ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:-

Ground Floor	285.58 sq.m	3,074 sq.ft
First Floor	285.58 sq.m	3,074 sq.ft
<b>TOTAL</b>	<b>571.16 sq.m</b>	<b>6,148 sq.ft</b>

## LEASE

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

## RENT

On application.

## RATES

We understand the rateable value of the whole property is £28,500

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## SERVICES

Electricity, water and drainage are connected to the property.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (85). A copy of the EPC is available on request.

## LEGAL COSTS

The incoming tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but are subject to VAT.

## FURTHER INFORMATION/VIEWING:

Via the joint agents:

### Brackenridge Hanson Tate

Att: Tom Grimshaw

T: 0113 244 9020

E: tom@bht.uk.com

### Eddisons

Att: Matthew Jennings

T: 01274 734101

E: Matthew.Jennings@eddisons.com

Subject to Contract  
Jun 24

#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.