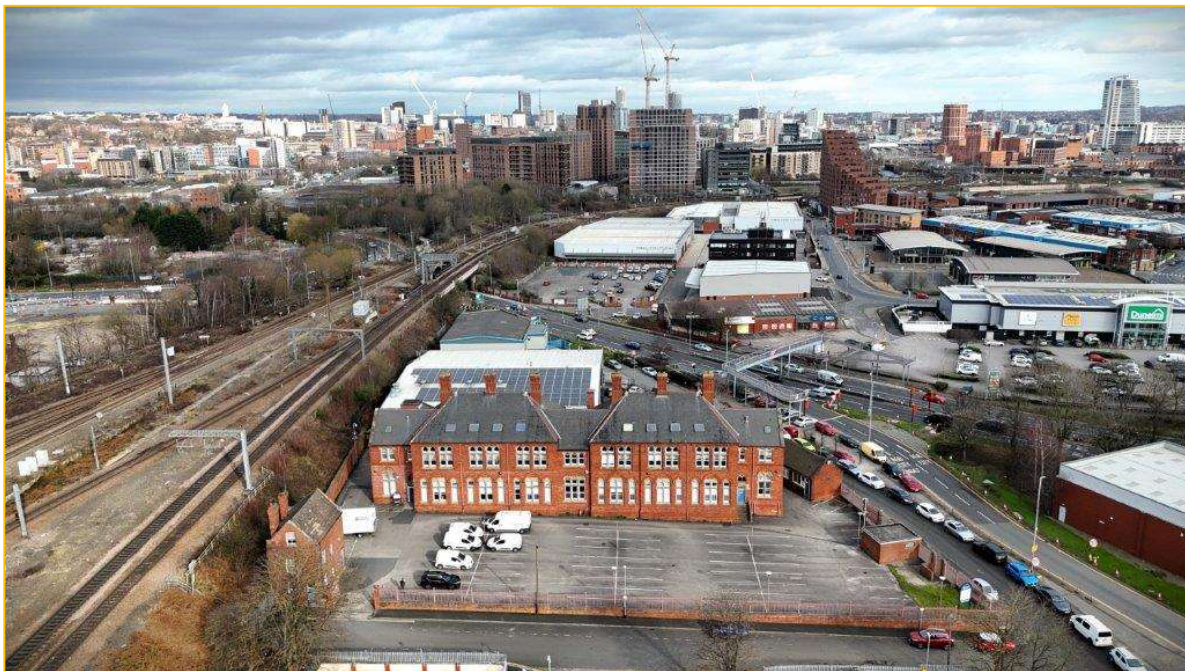


**Eden Business Centre
Kildare Terrace
Holbeck
Leeds LS12 1DB**

**Rents:
£12 per ft²**



OFFICE SUITES

From 5,000ft²

- Attractive Grade 2 Listed Building
- Accommodation currently under refurbishment to a good standard
- Excellent on site car parking
- Positioned on the edge of Leeds within walking distance of the city centre and a short distance from Junction 2 of the M621 motorway which connects the city with the M1 and M62 motorway networks respectively.

DESCRIPTION

The property comprises an attractive Grade 2 Listed building which provides a mix of office and workspace accommodation over 3 levels with the benefit of a passenger lift to each level.

The property is currently subject to refurbishment by the landlord who has recently acquired the building which provides a mix of open plan accommodation and private offices.

The property is available to occupy by a single tenant, or multiple tenants, with the amount of floor area and specification of accommodation adaptable to meet the occupiers requirements.

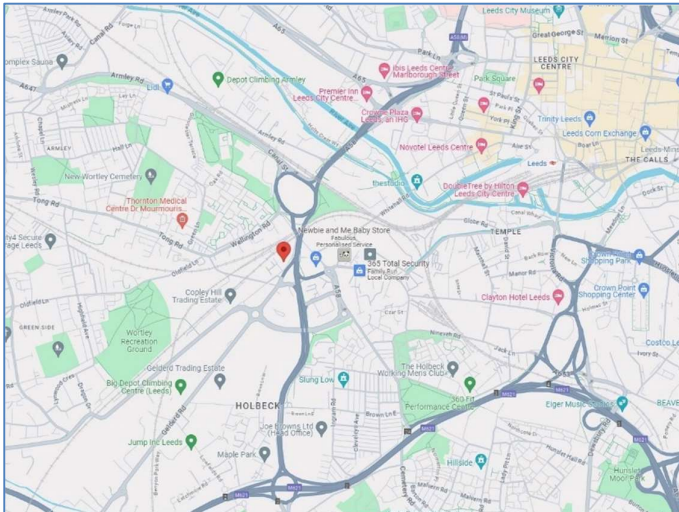
The property has the benefit of extensive car parking and being well located on the edge of Leeds city centre.

LOCATION

The property is positioned on the southwestern edge of Leeds city centre just off the Armley Gyratory (A58) close to its junction with Whitehall Road and Gelderd Road which are 2 principal roads connecting Leeds with its outer districts.

It is within walking distance of the city centre in addition to being a short drive from Junction 2 of the M621 motorway network which links the city with the M1 and M62 motorways.

Leeds is regarded as being the financial capital of the north, having a population of circa 536,280 and having a railway station which connects the city with Edinburgh to the north and London to the south.



ACCOMMODATION

Suites available from 5,000 sqft

OUTSIDE

The property benefits from excellent on-site car parking.

RENTS

£12 per ft².

RATEABLE VALUE & UNIFORM BUSINESS RATE

The rateable value for the whole building is £81,500, however will be subject to a reassessment dependent upon the future occupancy of the building.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk
Mobile: 07766 774500

LEASE TERMS

The property is offered by way of new leases for terms to be negotiated to incorporate 3 yearly rent reviews and the ability for the landlord to recharge a proportionate cost of external repairs and maintenance, and maintenance of the communal areas.

The multi-occupancy of the property will require utilities to be submetered on an additional rate to be charged dependent upon the amount of floor space taken.

SERVICE CHARGE

A service charge will be applicable for external maintenance and maintenance of communal areas which will be recharged to occupiers on a monthly basis.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: E

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

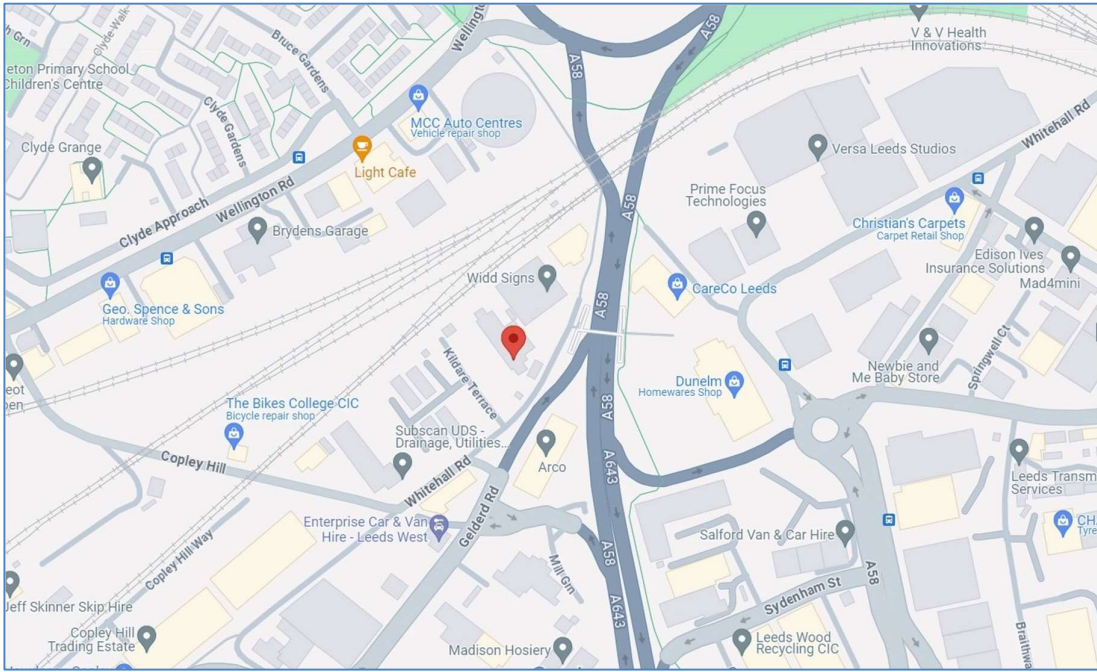
Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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Sample of Refurbished Condition

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