# TO LET GOOD QUALITY OFFICE BLOCK/ HYBRID/STORES UNIT

### **Eddisons**



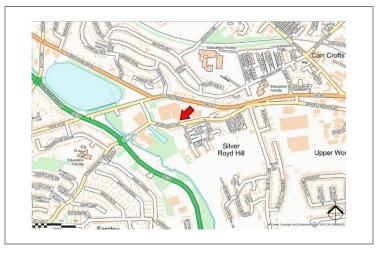
## SILVER ROYD BUSINESS PARK, SILVER ROYD HILL, LEEDS, LS12 4QQ

#### **RENTAL ON APPLICATION**

- Established business park strategically located just off Leeds Ring Road.
- Within gated and managed estate with good parking provisions.
- Suitable for office, hybrid and trade counter occupiers.

#### AVAILABLE SPACE

571.16m<sup>2</sup> (6,148sq ft)





#### LOCATION

The offices are prominently located within the popular and established Silver Royd Business Park, which front Tong Road and are accessed from Silver Royd Hill.

The property is situated approximately  $2\frac{1}{2}$  miles south west of Leeds city centre and benefits from quick access to the outer ring road (A6110) with Junction 1 of the M621 approximately  $1\frac{1}{2}$  miles to the east.

#### DESCRIPTION

The premises comprise a two storey building of brickwork construction. The unit benefits from predominantly good quality open plan office space with raised access floors, perimeter trunking, suspended ceilings, double glazed windows, staff facilities and door entrance access systems.

The property lends itself to potential trade counter or hybrid use.

$M^2$	SQ FT
285.58	3,074
285.58	3,074
571.16	6,148
	285.58

Externally the premises benefit from generous car parking provision.

#### RATEABLE VALUE

Description / Offices and Premises Rateable value / £29,750

#### **EPC**

An EPC has been commissioned.

#### **VAT**

Prices and rental are exclusive of VAT.

#### **TERMS**

Available on a full repairing and insuring basis.

Rental on application.

#### LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred in this transaction. An in-house tenancy agreement can be utilized to minimize the legal costs incurred in the transaction.

#### **VIEWING**

By prior arrangement with the joint agents:

Eddisons

Tel / 01274 734101

Email / matthew.jennings@eddisons.com

Email / harvey.bland@eddisons.com

Brackenridge Hanson Tate Tel / 0113 244 9020

SUBJECT TO CONTRACT FILE REF / 731.4526A (1210488)

For more information, visit eddisons.com T: 01274 734 101

