

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

571.16m² (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 2½ 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 1½ 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.

UNIT	M ²	SQ FT
First Floor		
Offices, canteen and foyer/ reception	285.58	3,074
First Floor		
Offices	285.58	3,074
Total Floor Area	571.16	6,148

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 incoming 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
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SUBJECT TO CONTRACT
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