



Sanderson
Weatherall

CONTEMPORARY OFFICE ACCOMODATION

AVAILABLE APRIL 2021

6,349 SQ FT (589.76 SQ M)





Canalside Location

Prominent Road Frontage

Exposed Services

Character features

24 hour monitored CCTV

11 Car Parking Spaces

Location

Roundhouse Business Park is situated fronting the A58 (M) Inner Ring Road, which provides access to Junction 2 M621 and the region's further motorway network. The subject property is excellently located with Leeds City Centre being within very close proximity to the East and the West end, and Holbeck being easily accessible on foot via the canal towpath.

Description

The subject property comprises an attractive, period building which is currently undergoing a conversion/extensive refurbishment to provide creative, high quality office accommodation with exposed services. The property will benefit from the following specification:

- Air Conditioning
- Suspended LED strip lighting
- Exposed roof timber work and brick work

Accommodation

Floor	Description	NIA (Sq Ft)
Ground	Office	4,626
	Mezzanine Area A	700
	Mezzanine Area B	1,023
Total		6,349

Energy Performance Certificate (EPC)

To be assessed upon completion of the refurbishment.

Rateable Value

To be assessed upon completion of the conversion.

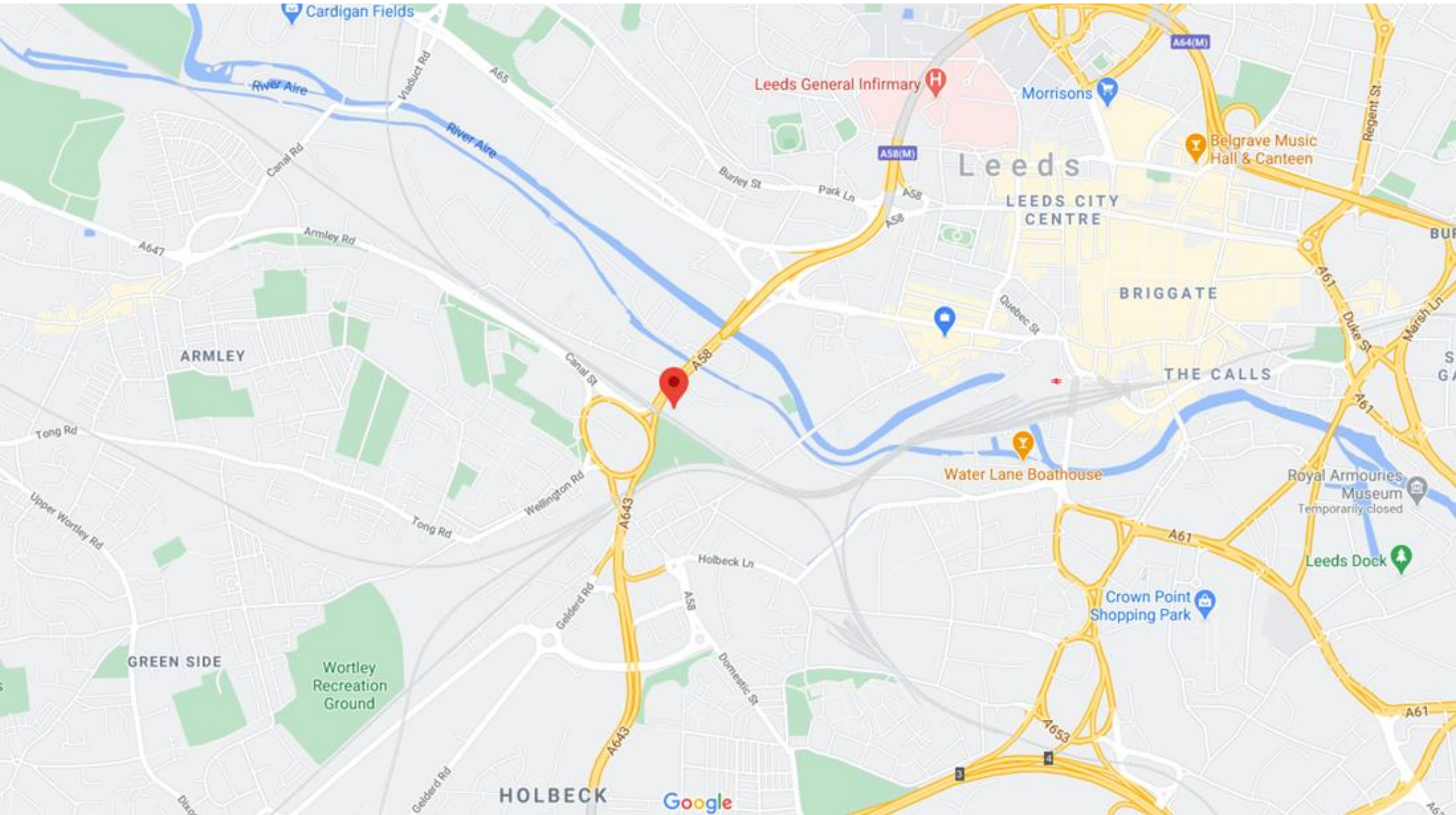
Terms

The subject property is available from approx. April 2021 to let, by way of a new full repairing and insuring lease, for a term to be agreed.

Quoting rent: POA

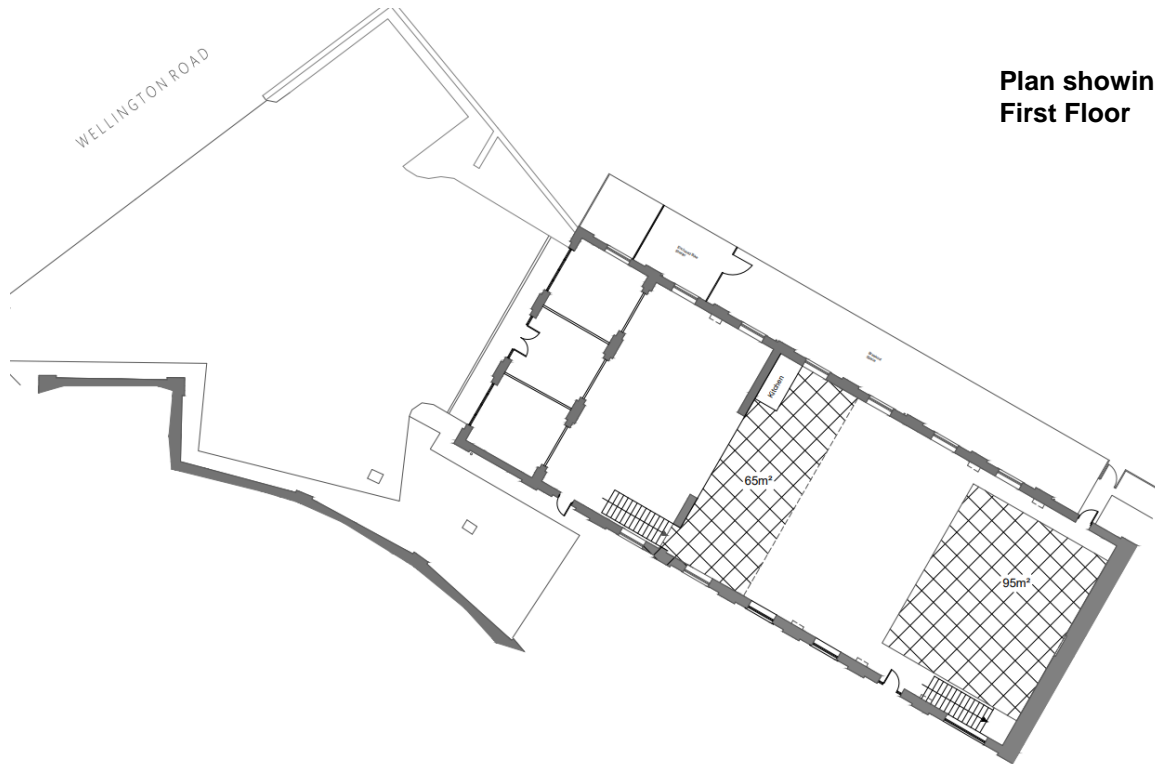
VAT

All figures quoted are deemed to be exclusive of VAT.





Plan showing First Floor



Further Information

For further information or to arrange a viewing
please contact the joint letting agents:

Richard Dunn

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OR

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Simon Dalingwater

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