

**CRABTREE HOUSE  
DEANHURST PARK  
GELDERD ROAD  
GILDERSOME  
LEEDS  
LS27 7LG**

**FOR SALE**

**HIGH QUALITY DETACHED OFFICE BUILDING  
INTERNAL AREA OF 1,648 SQ FT (153.13 SQ M)**



**PARTITIONED TO OFFER A RANGE OF SIZES OF OFFICES  
WITH DEDICATED CAR PARKING SPACES**

- MODERN OFFICE BUILDING
- IDEAL FOR SIPP / SASS PENSION PURCHASE
- OFFERED FREEHOLD WITH VACANT POSSESSION
- CLOSE TO JCT 27 OF M62 AND M621
- DEDICATED CAR PARKING SPACES



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## **INTRODUCTION**

**We are pleased to offer Crabtree House in Gildersome, a modern detached office building with parking, available for sale.**

## **LOCATION**

Crabtree House is situated within Deanhurst Park estate on the north side of Gelderd Road and approximately five miles south west of Leeds city centre.

The property is also located approximately one mile to the north of the busy junction 27 of the M62 and with M621.

Just to the south west of this is the large Birstall / Junction 27 shopping developments with large national retailers including IKEA, NEXT, Barker and Stonehouse and Boots.

Crabtree House is located in the south western corner of the estate and can be identified by our signage on the building.

## **DESCRIPTION**

Crabtree House is an approximately rectangularly shaped modern detached office building offering accommodation over two floors.

The property is of brick construction with UPVC double glazed windows to both the ground and first floors.

At ground floor beyond the entrance is a large lobby area with a number of private offices set to the rear and side of the building. A staircase leads to the first floor and benefits from a WC set under it.

The first floor is similarly configured with a larger open-plan office taking much of the floor. It benefits from its own WC.

Crabtree House has commercial grade office carpeting, smooth plastered and emulsion painted walls and ceilings which incorporate inset lighting units. The ground floor windows benefit from internal grating as a security measure.

The property benefits from mains electricity, gas, water and drainage. It is heated by a system of domestic style perimeter mounted central heating radiators served by a gas fired boiler.

There is dedicated parking adjacent to the building.



## ACCOMMODATION

We set out below both the Gross and Net floor areas of the property. The Net Internal Area reflects the usable space.

DESCRIPTION	GROSS INTERNAL AREA (SQ M)	GROSS INTERNAL AREA (SQ FT)	NET INTERNAL AREA (SQ M)	NET INTERNAL AREA (SQ FT)
Ground floor	75.29	810	64.60	695
First floor	77.84	838	67.21	723
<b>TOTAL</b>	<b>153.13</b>	<b>1,648</b>	<b>131.81</b>	<b>1,418</b>

## EPC

The property has an EPC rating of D.

## TERMS

Offers for the sale of the freehold are invited in the region of £230,000.

## VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

## SUBJECT TO CONTRACT

Details prepared June 2024





## **IMPORTANT NOTICE (Misrepresentation Act 1967)**

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.