

**THE OLD CADET HUT
RAILSFIELD RISE
STANNINGLEY
LEEDS
LS13 3AA**

TO LET

**MODERN DETACHED BUSINESS UNIT
SUITABLE AS OFFICES, SHOWROOM OR WORKSHOP**



**1,146 SQ FT WITH OFFICES,
KITCHENETTE, WCS AND PARKING**

- **SMALL MULTI-FUNCTIONAL BUILDING WITH PARKING**
- **SUITABLE FOR SMALL BUSINESS USE, WORKSHOP, SHOWROOM ETC**
- **CLOSE TO STANNINGLEY**
- **MODERN PROPERTY IN GOOD CONDITION**

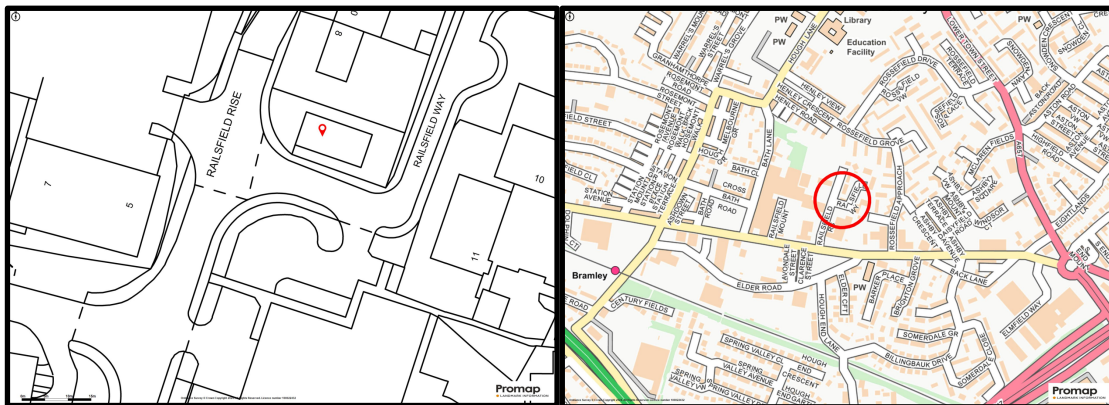


LOCATION

Bramley is situated five miles to the south east of Leeds city centre with Pudsey town centre approximately a mile to the south west. It sits just north of the south Leeds (A6110) Ring Road at its southern extent.

Railsfield Rise is a cul-de-sac running due north from Stanningley Road and close to the Swinnow Road connection with the Ring Road. The property lies towards the head of the cul-de-sac on its eastern side.

The Old Cadet Hut can be identified by our To Let sign on the property and on the plans below.



DESCRIPTION

The property is a former cadet hut now used as offices. It is of traditional load bearing cavity wall construction and sits under a twin pitched roof, clad with profile metal. There is a tarmacadam forecourt to the front and parking to the side.

Beyond the front door is a reception lobby with male and female WCs off to one side. Next there is a large open-plan office benefitting from a small partitioned kitchenette to one side. There is a boardroom off to one side and then with a further office, WC and store room to the rear.

The walls are all smooth plastered and decorated with emulsion paint. Flooring is by way of a commercial grade carpet.



ACCOMMODATION

The property offers the following floor areas:

DESCRIPTION	GROSS INTERNAL AREA (SQ M)	GROSS INTERNAL AREA (SQ FT)
Offices	10.51	1,146

All measurements were taken on a Gross Internal basis in accordance with the RICS Property Measurement (Second Edition).

EPC

The property has an EPC rating of D.

TERMS

The property is available to let at a quoting rent of £19,500 per annum.

Rents are payable quarterly in advance and are exclusive of Business Rates, insurance and utility charges.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact:
Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT

Details prepared January 2024





IMPORTANT NOTICE (Misrepresentation Act 1967)

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

1. Prospective purchasers or 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. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. 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 or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
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 or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.