

**FLAXTON HOUSE
GREENMOUNT TERRACE
BEESTON
LEEDS
LS11 6BX**

TO LET

ECONOMICAL OFFICES OF VARIOUS SIZES



**FROM 99 TO 730 SQ FT AVAILABLE IN ROOMS
OR AS A WHOLE**

- JUST OFF DEWSBURY ROAD
- LOTS OF ON STREET PARKING
- INDIVIDUAL OFFICES OR A SUITE
- LEASES OF ONE YEAR PLUS



LOCATION

Flaxton House is situated in Beeston approximately two miles due south of Leeds city centre. Immediate access is from Greenmount Terrace, a cul-de-sac off Greenmount Place, and just to the west of Lady Pit Lane. Dewsbury Road, the A653 arterial route south from the city centre through Beeston, lies just a short distance beyond and provides access to junctions 3 and 5 of the M621 motorway.

Beeston is a busy mixed use suburb with many of Leeds main industrial estates located off Dewsbury Road and with a wide variety of shops all along it. There are also large estates of modern and Victorian housing together with religious places of worship.

DESCRIPTION

Flaxton House is a business centre offering a range of workshop and office accommodation. The available suites are within the main "Flaxton House" building at ground and first floor level.

Additional storage space can be made available if required and there are WCs and a kitchenette for tenants. The offices are fitted to a basic standard with carpet and painted walls but revised specifications can be agreed and quickly provided.

ACCOMMODATION

The following suites and rooms are currently available:

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor		
Right	9.21	99
Left	18.99	204
First Floor		
Right	19.53	210
Left	20.16	217
Total	67.89	730

LEASE

The rooms are available individually or as a whole by way of new leases for terms of more than one year. For the whole 4 sections the rent is £9,000 per annum.

RATING

The accommodation will be assessed for rating upon occupation depending upon how much space is taken. It is likely that the assessment will be below the "small business threshold" and therefore no rates will be paid.

EPC

An EPC is available upon request.

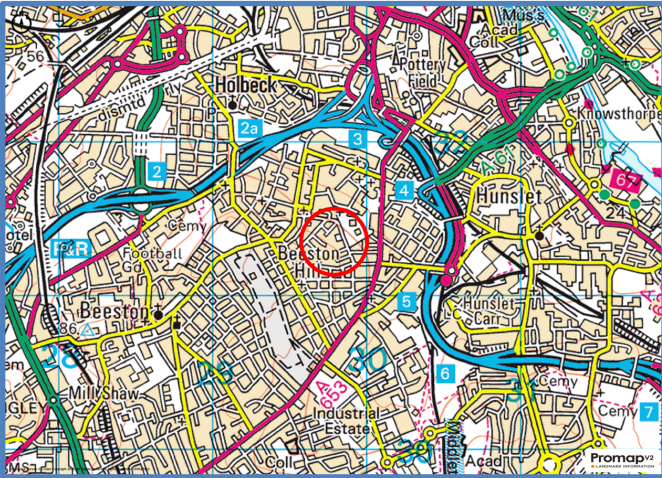
VIEWING AND FURTHER INFORMATION

For further information, arrangements to view, or to discuss the purchase, please contact:

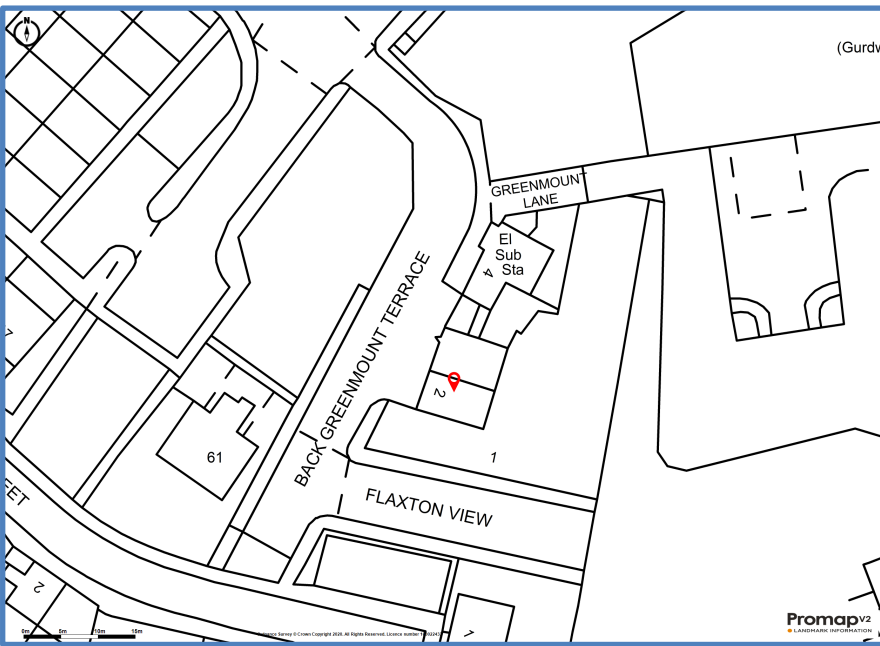
Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT

Details prepared April 2020



Flaxton House is best approached from Lady Pit Lane off Dewsbury Road





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.