

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Madison Offices Nursery Lane Leeds LS17 7HW



TO LET

- Various Modern Office Suites Within a High Quality Refurbished Building
- Suite sizes from **4.4 sq m (47 sq ft)** to **26.9 sq m (290 sq ft)**.
- On Site Car Parking
- Rents from **£250 per calendar month (inc VAT)**

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





Chartered Surveyors
Commercial Property Agents

SITUATION

The accommodation fronts onto Nursery Lane, a vehicular thoroughfare linking King Lane to Harrogate Road / Scott Hall Road (A61) with access to Leeds Outer Ring Road (A6120) in the popular residential area of Alwoodley.

DESCRIPTION

The offices are situated at 1st floor level (with double doored ground floor entrance) within this 2 storey building, adjacent to a Co-Op convenience store.

The building benefits from the following amenities: -

- Modern carpets / decorations throughout
- 24/7 access
- Central heating facilities
- Intercom system to all offices

A schedule of availability is available upon request.

OUTSIDE

The building benefits from on site car parking.

RATING

The offices currently form part of a larger assessment for Business Rates purposes and will need to be independently assessed but we would expect no Business Rates are payable as the suites should qualify for Small Business Rates Relief (subject to qualifying conditions).

RENT

See the schedule of availability for details on the rent.

Included within the rent:

- All utilities (excluding Wifi)
- Car parking
- 24 hour access
- Maintenance / upkeep of the building
- Cleaning of the common areas

LEASE

The suites are available on letting terms of 6 months upwards and are agreed by way of an in house Lease Agreement (at no cost to the ingoing tenant). Full terms on request.

VAT

We are advised by the landlords that VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole letting agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(November 2021)



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).