

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Troy Works, Bradford Road
Stanningley
LEEDS
LS28 6QA



TO LET

- Open Plan Office Accommodation of **118.3 sq m (1273 sq ft)**
- Onsite Dedicated / Secure Parking.
- **Rent: £15,000 per annum exclusive.**
- May Suit Other Uses

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SITUATION

The premises occupy a busy location with direct frontage onto Bradford Rd (B6157), a short distance from Dawsons Corner, a busy roundabout junction providing access to Bradford (via Bradford Road – A647) and Leeds City region via the Leeds Outer Ring Road (A6120) and the City Centre via Stanningley Bypass.

The immediate locality is mixed with a variety of long established commercial occupiers nearby including Toolstation, Go Outdoors etc, whilst closeby is the popular Owlcotes Shopping Centre (Marks & Spencer, Asda, B&M etc.).

PROPERTY/ACCOMMODATION

The property comprises a single storey detached office building of brick construction with a pitched / hipped tiled roof.

The premises provide the following accommodation and approximate net internal floor areas.

Sq m Sq ft

Mainly open plan offices with partitioning to form:

Meeting room, staff kitchen and WCs.

Total Approx Gross Internal Floor Area	118.3	1273
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Amenities include:

- Suspended ceilings with grid lighting.
- Perimeter trunking.
- Fire alarm.
- ADT intruder alarm.
- Security intercom access.
- UPVC double glazing.

Externally

Gated secure / onsite parking for 10-12 vehicles.

RATING

The property will be assessed for rating purposes upon application.

RENT

£15,000 per annum exclusive Subject to Lease, Plus VAT

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VAT

We are advised by the Landlords that VAT will be applicable at the standard rate

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

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Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(April 2024)

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