

To Let



Troy Works, Front Office
Bradford Road
Stanningley
LEEDS
LS28 6QA

- Open plan office accommodation of 118.3 s m (1273 sq ft)
- On site dedicated / secure parking
- Rent: £15,000 pax
- May suit other uses



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 gross internal floor areas.

	Sq. m.	Sq. ft.
Ground Floor		
Mainly open plan offices with partitioning to form:		
Meeting room, staff kitchen and WCs		
Total Approx Gross Internal Floor Area:	118.3	1273

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.

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

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

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

VΔT

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate has heen commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

01274 759955 Tel:

Email: info@sharmawilliamson.co.uk

Updated: August 2024





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