



**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.
<b>Ground Floor</b>		
Mainly open plan offices with partitioning to form: Meeting room, staff kitchen and WCs		
<b>Total Approx Gross Internal Floor Area:</b>	<b>118.3</b>	<b>1273</b>

### 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 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**

**Tel:** 01274 759955

**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

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