



**Nicholson House, Elmete Lane
Roundhay
LEEDS
LS8 2LJ**

- Superb ground floor premises of **334.2 sq m (3597 sq ft)** forming part of the iconic Grade II Listed Elmete Hall Country House, in a highly desirable semi-rural location.
- Excellent access to Wetherby Road / Easterly Road (A58) and Ring Road Shadwell (A6120).
- On site dedicated parking.
- Getech Ltd unaffected (occupiers of the first floor).

SITUATION

The offices are situated in a pleasant, semi-rural yet accessible location on Elmete Lane which provides convenient access to Ring Road Shadwell (A6120), a short distance to the north and to Wetherby Road to the south, the latter providing convenient access to Easterly Road (A58) approx. 5.1 miles north east of Leeds City Centre.

Adjacent is Leeds Golf Course, next to which is the popular Roundhay Park (with Waterloo Lake) whilst the quality residential suburbs of Shadwell, Alwoodley and Scarcroft and beyond are easily accessible.

Immediately opposite the offices is a private development of executive residential dwellings.

PROPERTY/ACCOMMODATION

The property, which is Grade II Listed, forms part of Elmete Hall (and part of Kitson House), an historic Grade 2 Listed mansion, recently converted to house a number of high quality occupiers. These include Getech Group and Este Plus Medical Group.

The available offices are situated at ground floor level (forming part of a 2 storey modern extension and provide the following floor areas:

	Sq. m.	Sq. ft.
Ground Floor Predominantly open plan modern offices with several glazed private offices.	334.2	3597

Amenities

- In floor sockets
- Suspended ceiling with LED integral light units.
- New floor coverings (to be fitted to tenant's specification).
- Dedicated modern male / female and disabled WCs

Outside

- Extensive landscaped communal gardens.
- Dedicated car parking for approx. 9 vehicles.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value:	£44,500
Rates Payable (approx.):	£22,200

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

RENT

£49,460 per annum (£13.75 per sq ft) exclusive Subject to Lease, plus VAT—if appropriate.

LEASE

The property is available to let upon an effective new full repairing (with service charge recovery) 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

Our clients advise that VAT is not chargeable upon the rent, however they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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