



**70 CROSS GREEN LANE
LEEDS
LS9 0DG**

TO LET

GROUND FLOOR OFFICES WITH PARKING

1050 SQ FT (97.5 M²)

LOCATION

The property is located fronting Cross Green Lane close to its junction with the A63 Pontefract Lane with easy access to both Leeds city centre and the M1. The area is predominantly residential and the building is surrounded by landscaped grounds.

DESCRIPTION

A ground floor office suite within a 2-storey converted characterful property. The space is self-contained and cellular in nature with its own kitchen and WC facilities. Allocated on-site car parking is included.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (IPMS:OFFICE BUILDINGS) 1st Edition, May 2015, the unit provides an approximate net internal area of 1050 sq ft (97.5m²).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£8,500 p.a.**

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2010 rateable value of **£6,000**. Interested parties are advised to direct further enquiries to the local authority.

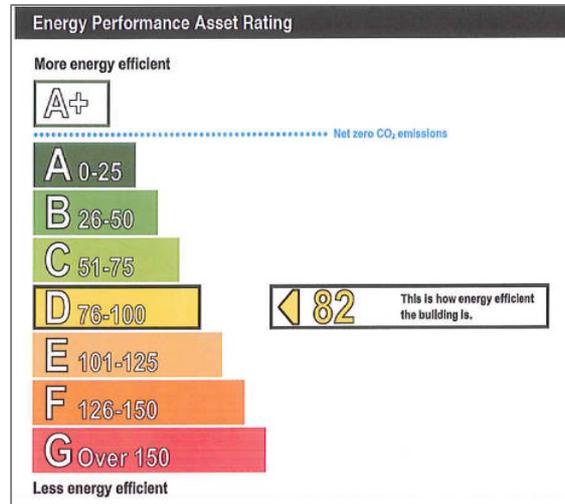
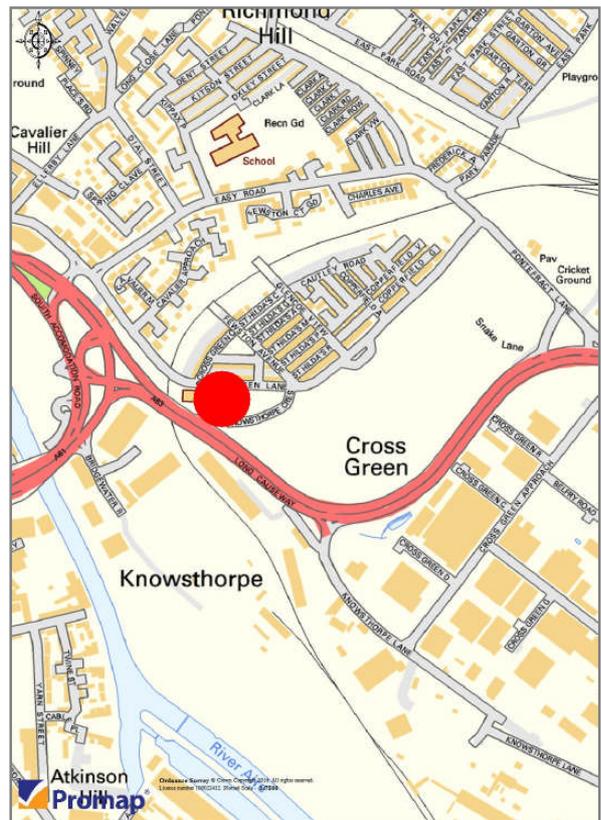
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 239 5778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared April 2016

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.