AdairPaxton LLP
Property Specialists

ALEXANDRA HOUSE
EDUCATION ROAD
LEEDS
LS7 2AL

TO LET

HIGH-QUALITY OFFICE PREMISES WITH POTENTIAL FOR ALTERNATE USES.

5,624 SQ FT (522.5M²)

First Floor, Sanderson House, 22 Station Road, Horsforth, Leeds, LS18 5NT
Tel: 0113 239 5770 Fax: 0113 258 0097 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

Location
The property is located fronting Education Road close to its junction with Meanwood Road. This location is approximately 1 mile north of Leeds city centre and provides easy access to the Leeds Inner Ring Road and the motorway network beyond.

Description
The property comprises a detached warehouse incorporating quality office accommodation constructed around a steel portal frame with brick elevations under a pitched roof. Internally, the property provides 2-storey office accommodation, with a ground floor entrance, reception, board room, directors' office and open-plan work areas with partial comfort cooling and gas central heating throughout.

Accommodation
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, IPMS: OFFICE BUILDINGS May 2015, the unit provides the following approximate internal areas:

- ground floor offices 2882 sq ft (267.7m²)
- first floor offices 2742 sq ft (254.7m²)
- **TOTAL** **5,624 sq ft (522.5m²)**

The property benefits from extensive security to include CCTV, automated shutters and a programmable key tag entry system.

Terms
The property is available on a new lease on effective full repairing and insuring terms at an initial rental of **£25,000** p.a. exclusive.

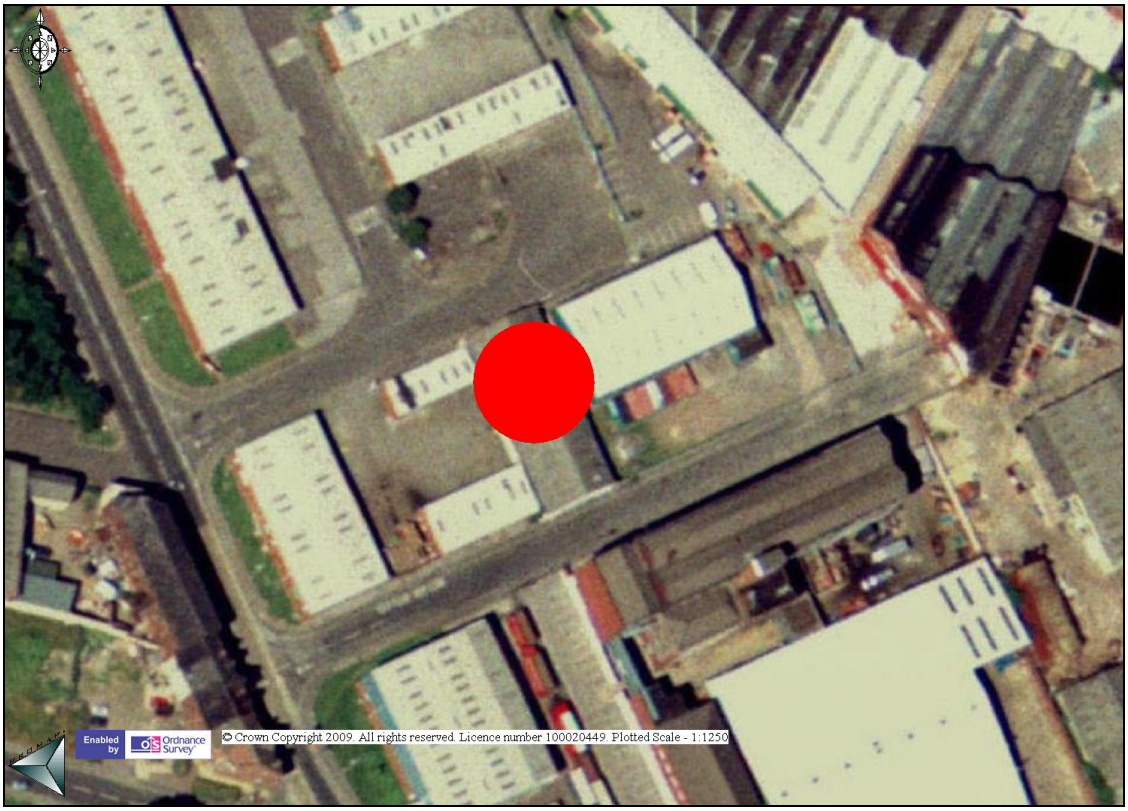
VAT
The property is elected for VAT and therefore VAT is payable on the purchase price or rent.

Business Rates
According to the Valuation Office Agency website, the property has a current 2017 Rateable Value of **£28,500**. Interested parties are advised to make their own enquiries in this respect.

Viewing/further information
For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 2395778 (tomg@adairpaxton.co.uk)

SUBJECT TO CONTRACT

Details amended October 2016 SPD/LPJ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OATLAND RD
OATLAND CLOSE
OATLAND LANE
SACKVILLE STREET
BARRACK STREET
BARRACK ROAD
SHEEPSCAR STREET NORTH
SHEEPSCAR WAY
SAVILE DRIVE
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SAVILE PLACE
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MISREPRESENTATION ACT 1967

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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.

regulated by RICS

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