



**GROUND FLOOR,
UNIT 2,
RAWDON BUSINESS PARK,
LEEDS,
LS19 7BA**

TO LET

Modern Grade A offices with parking.

4034 SQ FT (374.8M²)

LOCATION

Rawdon Business Park is located 7 miles north west of Leeds City Centre, 32 miles south west of York, 6 miles east of Bradford. The property itself is situated just south of Yeadon town centre in a prominent corner location on the north side of Green Lane (A658). Leeds Bradford International Airport lies just over a mile to the east of the property.

DESCRIPTION

Modern Grade A ground floor office accommodation benefitting from full raised access floors, LG7 lighting, air conditioning and fob access security. The space is predominantly open plan and benefits from 15 onsite car parking spaces.

ACCOMMODATION

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

Ground floor 4034 sq ft (374.8m²)

This space can be split into two units of c. 2000 sq ft if required.

TERMS

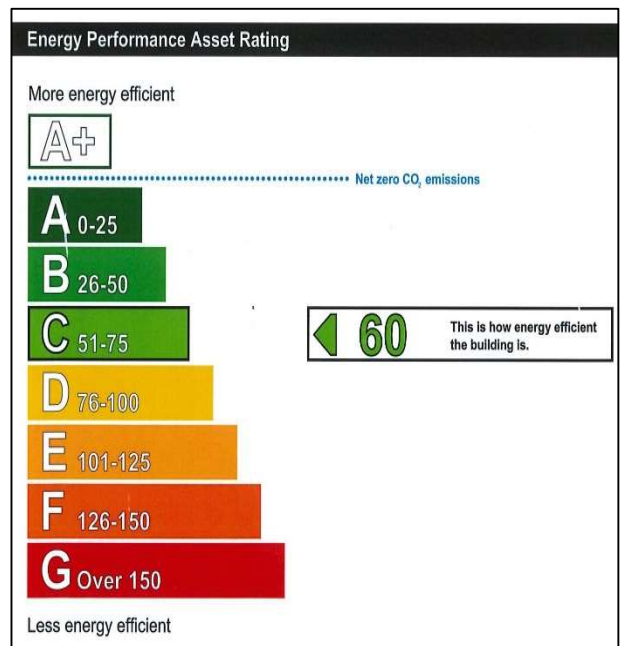
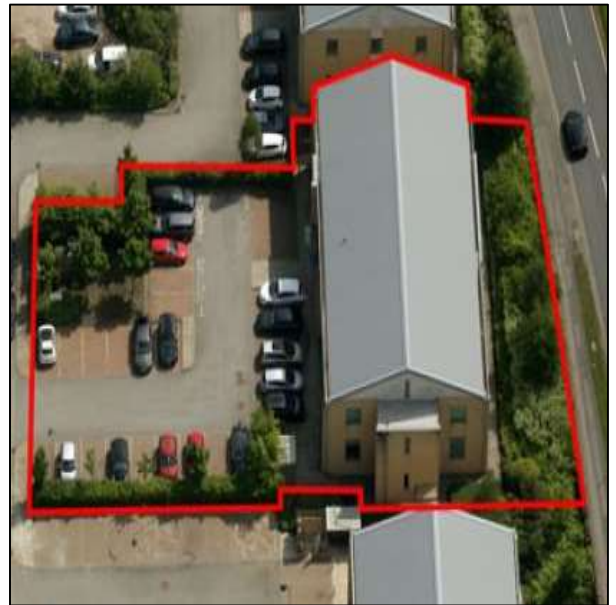
The space is available for a minimum term of 3 years at a rent of £12.50 psf per annum plus VAT. A small estate charge is also applicable.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£34,000**. 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 Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk).



SUBJECT TO CONTRACT

Details prepared

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.