



**UNIT 1 FOCUS WAY
FOCUS BUSINESS PARK
RAWDON
LS19 7DB**

**FOR
SALE**

DETACHED OFFICES WITH PARKING

TOTAL AREA: 2212 SQ FT (205.6M²)

LOCATION

Rawdon Park is located just off the A658, the main arterial route to the west of Leeds, linking it with the north-west suburbs. The offices are accessed from Green Lane, close to its junction with the A65.

DESCRIPTION

The property comprises a detached two-storey purpose-built office building, set within its own fenced grounds and benefitting from private allocated car parking. The property benefits from a good specification which includes air conditioning, electrically operated roller shutters, intercom access system and passenger lift.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of:

Ground Floor	1,106 sq ft (102.8m ²)
First Floor	1,106 sq ft (102.8m ²)
Total	2,212 sq ft (205.6m²)

The property benefits from 6-7 car parking spaces.

TERMS

The property is offered for sale on a freehold basis with full vacant possession at a guide price of **£295,000**. It is understood that VAT is not applicable on this property.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of Ground floor **£9,000** and First floor **£9,100**. Interested parties are advised to direct further enquiries to the local authority.

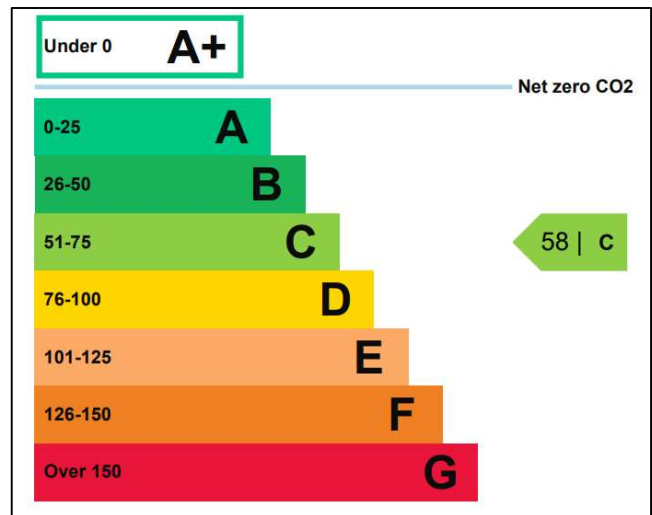
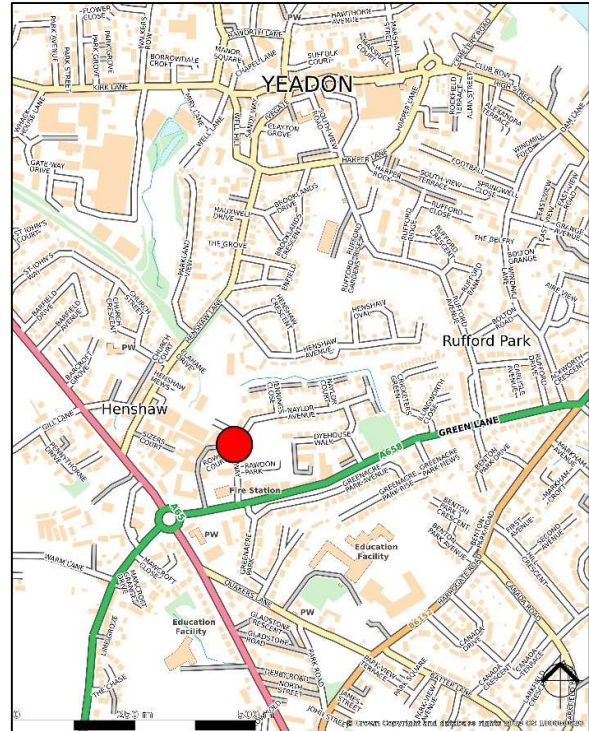
VIEWING/FURTHER INFORMATION

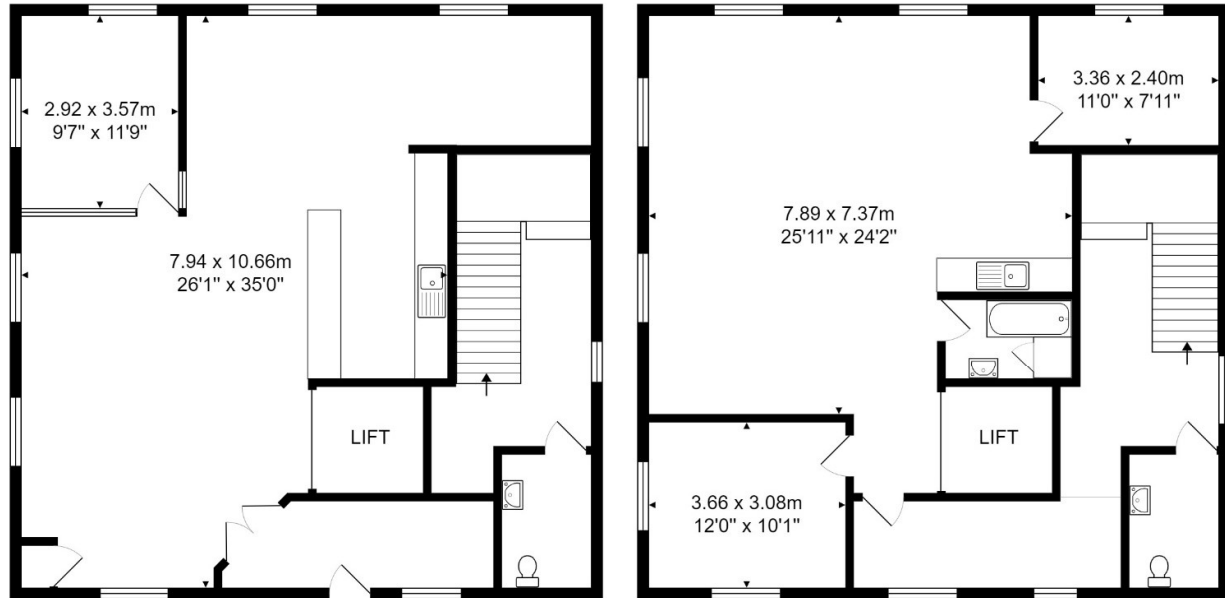
For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details amended April 2024

SPD/LPJ





Ground Floor

First Floor

All measurements are approximate and for display purposes only.
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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.