

UNIQUE DETACHED OFFICE BLOCK

5,072 SQ FT (471.2 SQ M)

- Underfloor Heating
- Fitted kitchen facilities
- 17 Car Parking Spaces
- Passenger Lift
- Fully Alarmed
- Architect Designed



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FOR SALE

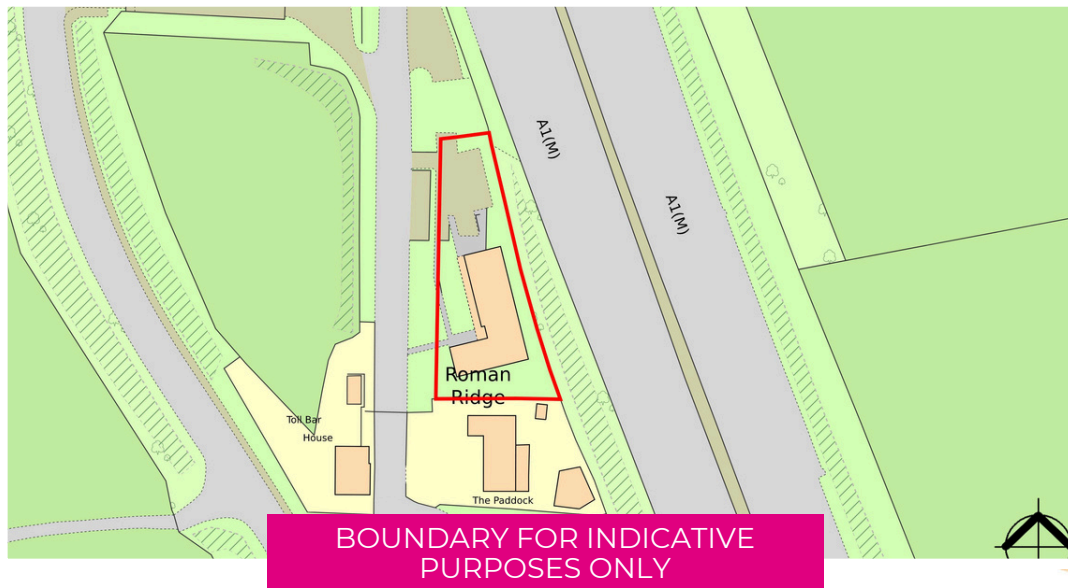


Roman Ridge
Main Street, Aberford
LS25 3AW

£850,000
Guide Price

LOCATION

Roman Ridge is located on the northern fringe of Aberford. The property is positioned just off Main Street and is adjacent to the A1(M). The property is located within a mile from its junction with the A64 providing access to both Leeds and York. The property is approximately 11 miles East of Leeds City Centre and 15 miles west of York City Centre. The property is surrounded by a number of nearby villages consisting of Boston Spa, Bramham, and Tadcaster.





COMMUNAL ENTRANCE



EXTERNAL IMAGE

DESCRIPTION

Roman Ridge is highly bespoke two-storey detached office building which was architect designed.

At present, the property is configured into 3 separate suites comprising of Ground Floor South Wing, First Floor South Wing and The North Wing. Each suite is predominantly open plan. Most of the space benefits from a suspended ceiling. However, the first floor of the North Wing has exposed roof trusses. Part of the ground floor within the North Wing has an opening in the ceiling creating a physical connection between the two levels.

The property benefits from an underfloor heating system throughout. The accommodation has an internal staircase within the North Wing suite as well as a lift and further set of stairs in the common parts. The common parts also benefit from WC and shower facilities.

Externally, the property is surrounded by well maintained landscaping and benefits from 17 car parking spaces.



FF NORTH WING



GF SOUTH WING



GF KITCHENETTE



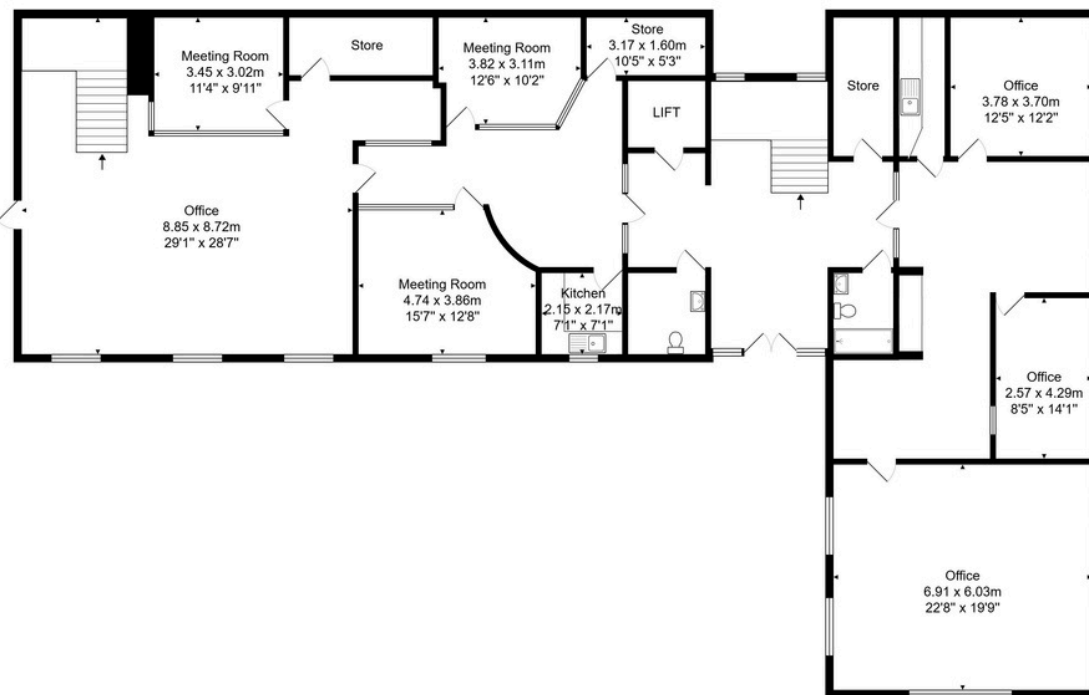
FF LANDING



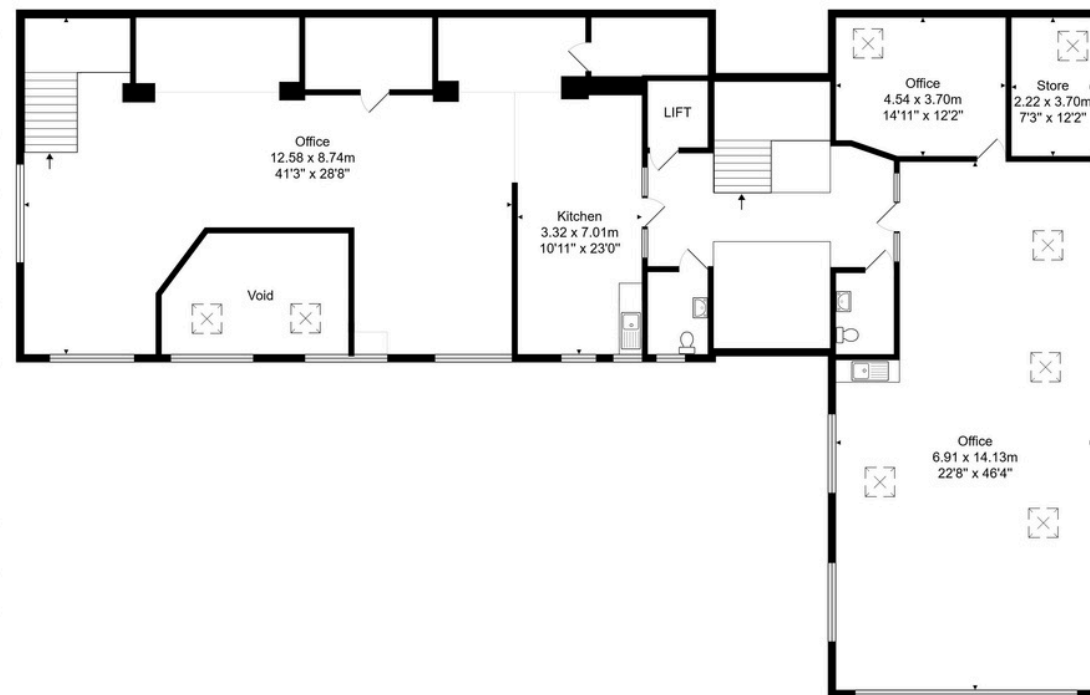
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	2,589	240.5
First Floor	2,483	230.7
Total	5,072	471.2



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

The property currently benefits from an EPC rating of C - 60.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is offered on a freehold basis with full vacant possession from July 2025. The property has a Guide Price of £850,000+VAT.

RATEABLE VALUE

We have made enquiries with the VOA website and understand the 2023 Rateable Value to be:
Ground Floor South Wing - £15,750
First Floor South Wing - £16,750
North Wing - £36,000.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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