

FIRST FLOOR OFFICE SUITE / STUDIO

959 SQ FT (89 SQ M)

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- Cellular configuration but open plan potential
- Gas-fired central heating
- Communal kitchen facilities
- 2 Allocated Car Parking Spaces within private car park



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TO LET

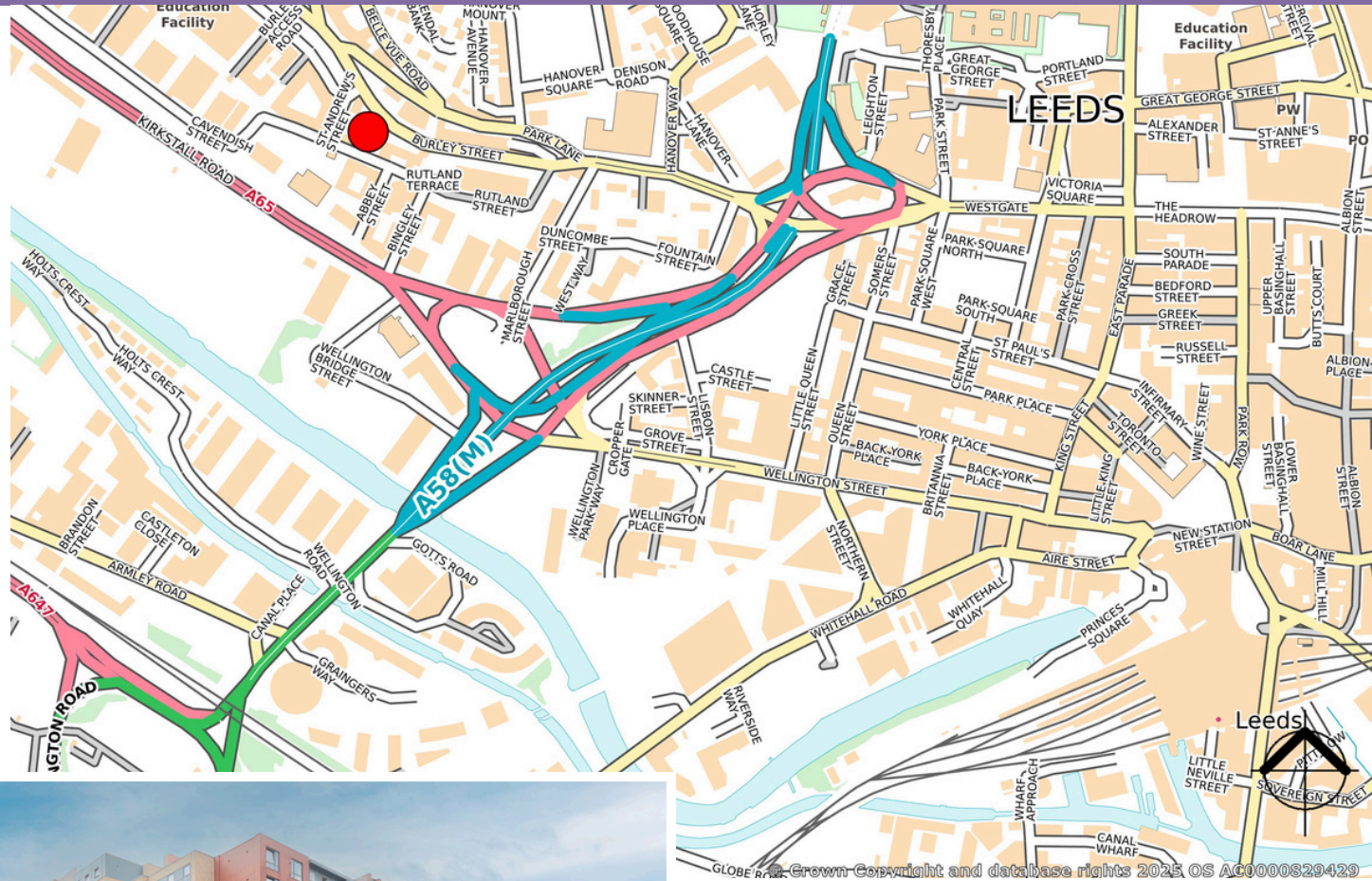


First Floor, Cavendish House
St Andrews Court
Leeds
LS3 1JY

£12,000
per annum

LOCATION

The property is located approximately 500m to the west of Leeds city centre within easy walking distance of central amenities and Leeds City Train Station. The property is situated within St Andrews Court which fronts Burley Road, a main arterial route out of Leeds city centre (city centre inner ring road (A58)) and is accessed via St Andrews Street. This location provides excellent communication links by direct access to the M621 and in turn to the M1 and M62 motorways beyond.





DESCRIPTION

The property comprises of a 2-storey building of masonry construction under a hipped and pitched roof, within which the first-floor office suite is currently vacant. Access to the premises is via the communal ground floor entrance from the private car park off St Andrews Street.

The space comprises of a very cellular office accommodation with specifications including suspended ceiling with recessed Cat 2 lighting and gas fired central heating. The office condition presents quite dated with marked carpets and second-hand office furniture. Amenities such as WC and kitchen facilities form the part of the common areas which are located on ground and first floors.

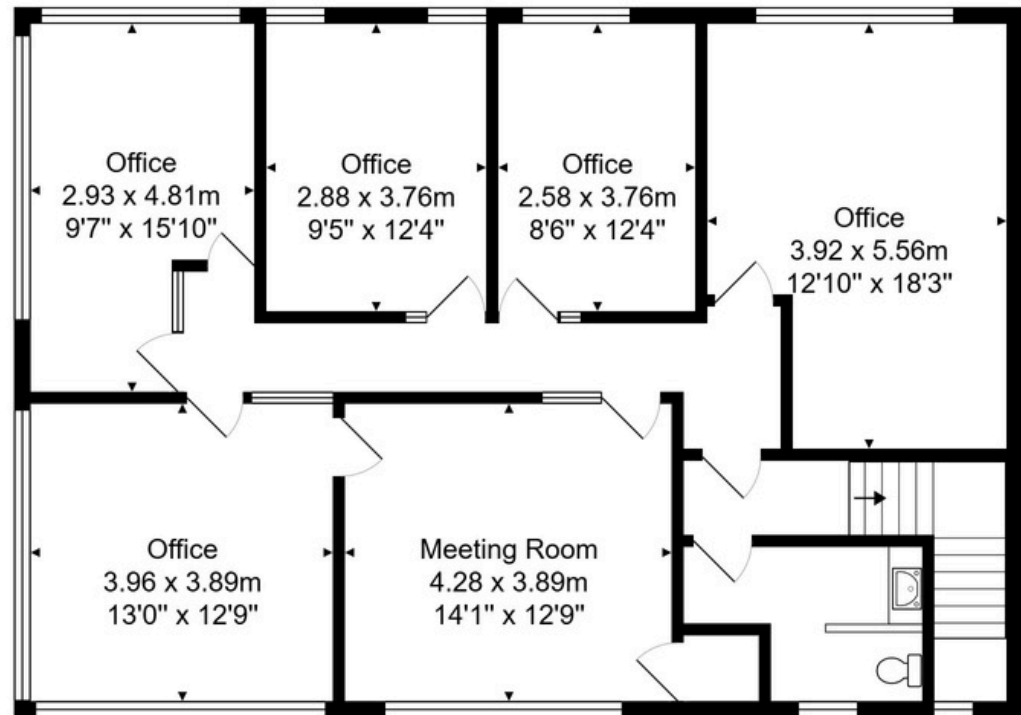
Externally the property benefits from 2 allocated car parking spaces within the private car park at St Andrews Court.



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
First Floor	959	89
Total	959	89





EPC

The property currently benefits from an EPC rating of D-90.

VAT

It is our understanding that the property is not VAT elected.

LEGAL COSTS

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

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs and maintenance of the building and estate common areas.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £9,100.

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



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