

SELF CONTAINED DETACHED OFFICE

2,049 SQ FT (190.4SQ M)

- Gas-fired central heating
- Kitchenette facilities
- WC facilities
- Car park
- Air conditioning
- Meeting rooms
- Intercom system



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

TO LET



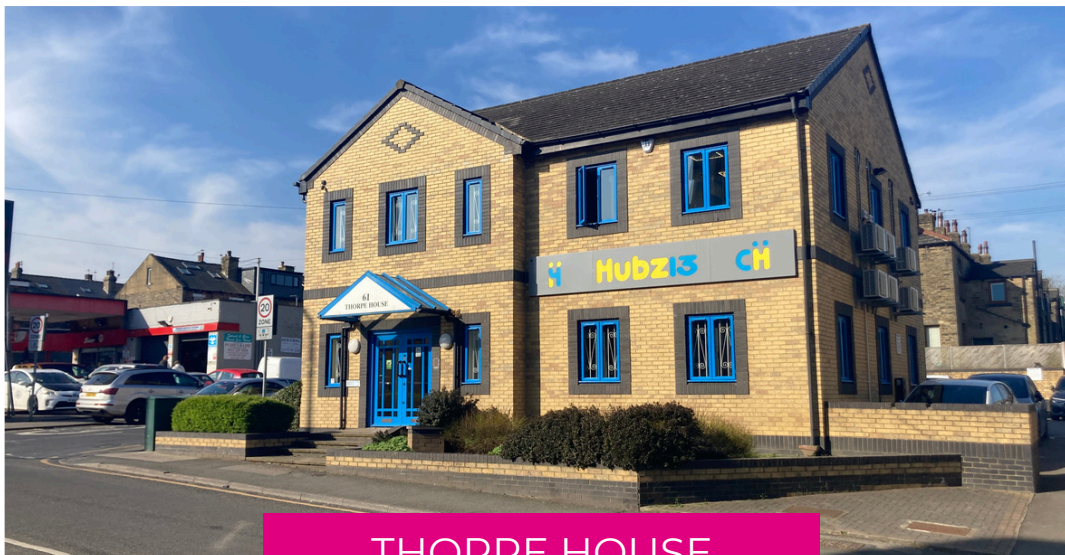
Thorpe House, 61 Richardshaw Lane £32,000 + VAT
Pudsey, Leeds per annum
LS28 7EL

LOCATION

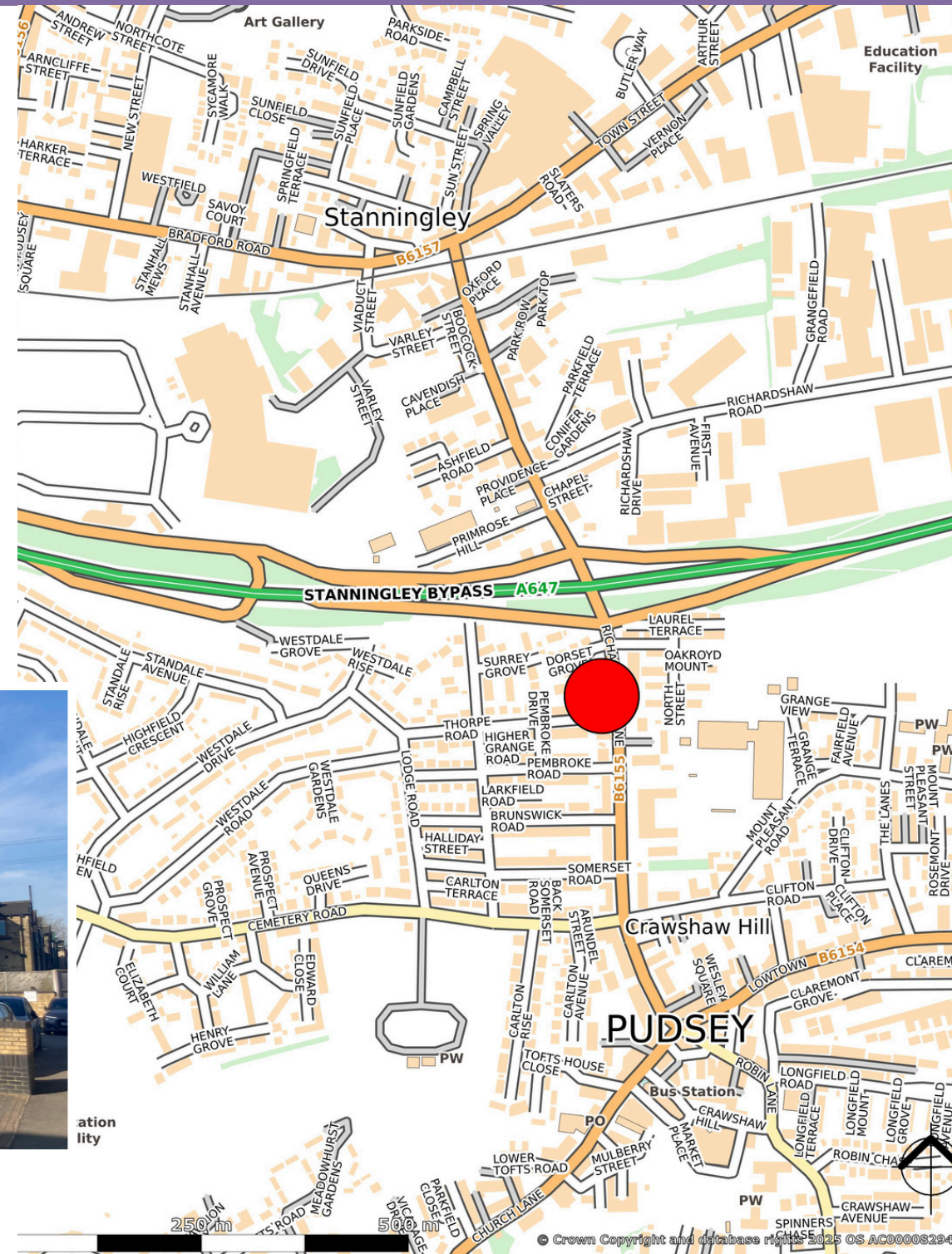
The property is located fronting Richardshaw Lane which is situated just off the A647 Ring Road.

Within close proximity to the subject property, there are a number of amenities including the Owlcotes Shopping Centre and Pudsey Town Centre.

The property is situated 1 mile from New Pudsey Station and 0.3 miles from Pudsey Bus Station.



THORPE HOUSE



ENTRANCE



DESCRIPTION

The property comprises a detached, purpose built, 2 storey, brick built building under a pitched roof.

Externally, the property has well maintained landscaped areas at the front and left elevation. To the rear and right elevation are car parking facilities for approximately 12 cars.

Internally, on arrival you are welcomed into a 'reception style' area. Beyond there are the ground floor offices. At present, there are a number of stud partitions that configures the space into a 'main office' space with further meeting rooms.

At first floor level, there are a number of stud partition walls up which provide a number of different office suites and a meeting room.

The property benefits from LED lighting throughout, Air Conditioning, gas central heating, WC and kitchenette facilities.



RECEPTION AREA



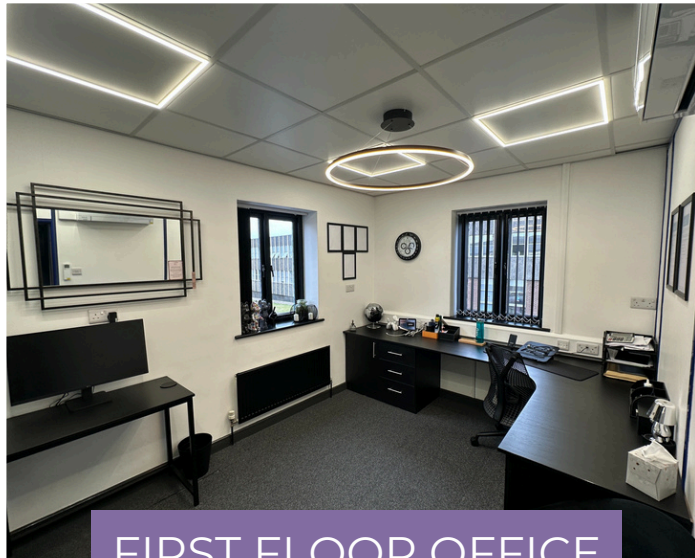
GF OFFICE



REAR CAR PARK



KITCHENETTE



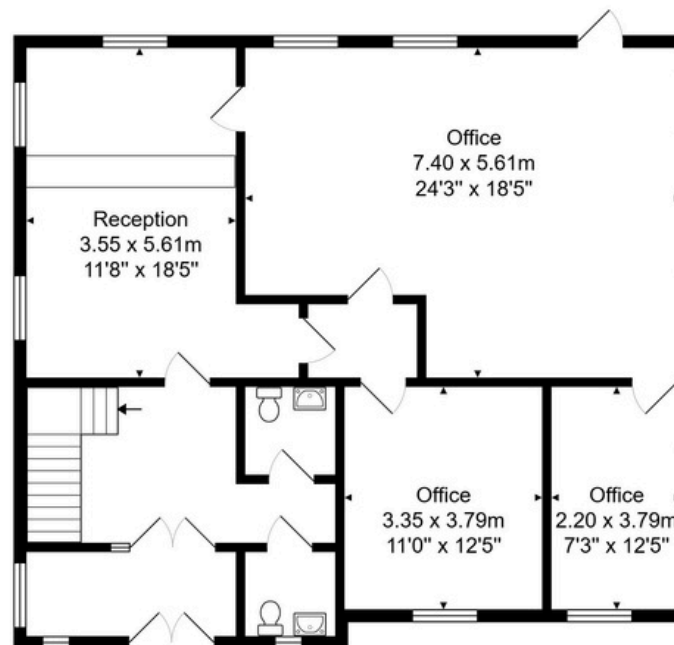
FIRST FLOOR OFFICE



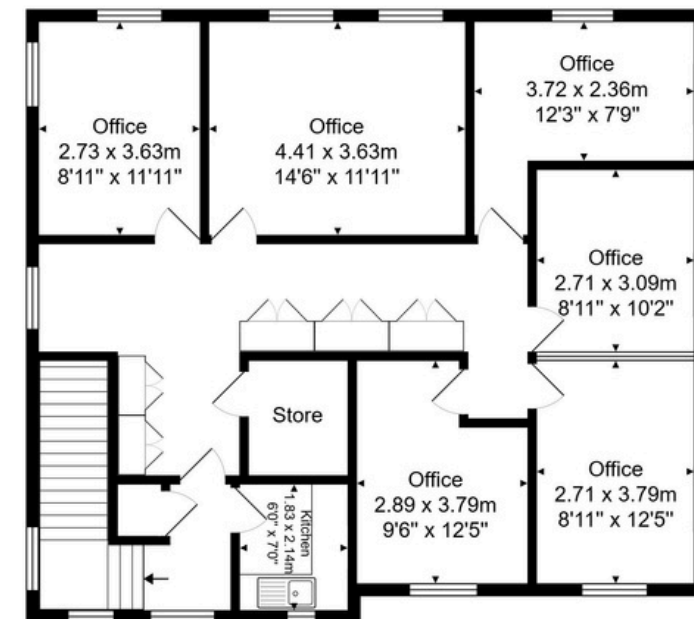
ACCOMMODATION

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	1,132	105.2
First Floor	917	85.2
Total	2,049	190.4



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 property.
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EPC

The property currently benefits from an EPC rating of C-72.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £32,000+VAT.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

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: £20,000.

LEGAL COSTS

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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

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



Will Tomlin

will.tomlin@adairpaxton.co.uk
0113 239 5776



Alfie Stevens-Neale

alfie@adairpaxton.co.uk
0113 239 5778

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For all other commercial enquiries:

commercial@adairpaxton.co.uk
www.adairpaxton.co.uk
0113 239 5770

Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■