

Office In Leathley House Butterley Street, Leeds, LS10 1AW

£1,000 Monthly





SHORT DESCRIPTION

Property Ref: 14018 The unit comprises 100 sq m (1076 sq ft) of first floor office accommodation suitable for a variety of uses. 2 toilets and a kitchenette (shared with ground floor workshop). Separate personnel entrance door leading to first floor offices. There is a shared car park with space for 1 car. On street parking is available on Butterley Street. Due to limited available parking we are looking for a tenant who is not regularly visited by members of the public. Rent £1000+VAT per month inclusive of electric, gas, water, service charge & building insurance. Business Rates The rateable value is £10,250 - the property is eligible for 100% small business rates relief Viewings All inspections are strictly by appointment only. Location The property is located in a mixed commercial area close to Crown Point shopping centre and Costco. There is easy access to the M621 leading onto the M1 and M62. Legal Costs Each party will be responsible for their own legal costs incurred in this transaction. EPC EPC rating 'D' - A full copy of the energy performance certificate can be made available upon enquiry. Tenure Leasehold - flexible terms available



Bed Room(s)



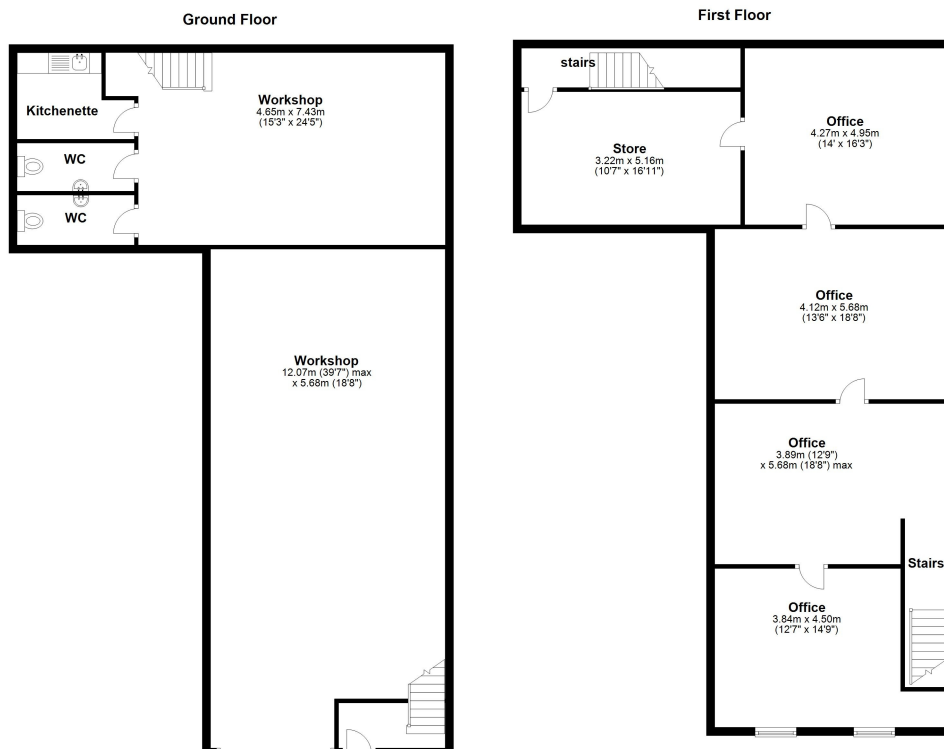
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

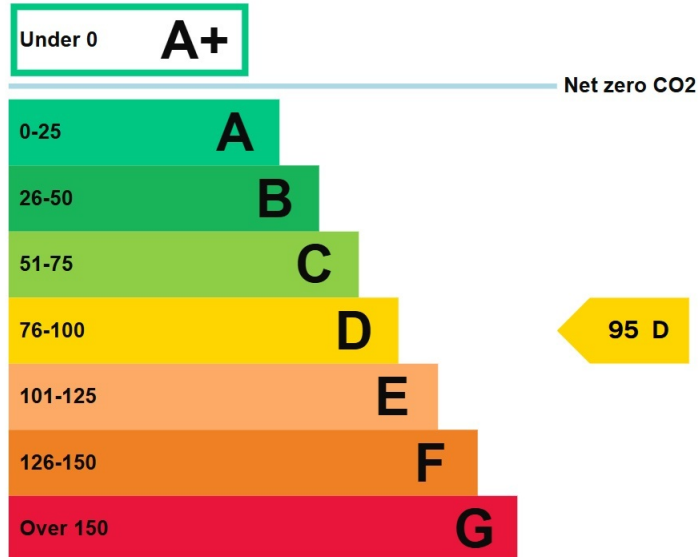


EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D.



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