



TO LET HIGH QUALITY OFFICES

- Prominent Location
- Secure site with excellent parking
- Onsite garage/warehouse Storage

9,896 sq ft

Mayflower House, 14 Pontefract Road
Leeds, LS10 1TB

LOCATION

Mayflower House is conveniently situated overlooking Pontefract Road (B6481). The prominent building is in the well-established commercial area of Stourton. The city fringe location provides easy and immediate access to Leeds City Centre and the M621, which allows access to the main motorway networks, M62, M1 and the A1.

DESCRIPTION

Mayflower House is a good quality modern office building with great parking ratios. The building provides a combination of partitioned offices, meeting rooms and open plan office space. There is also a garage/workshop space to the left-hand side of the building at ground level. The property has electric shutters over all the windows and doors, providing excellent security. The building benefits from the following specification: -

- Existing fitout throughout
- Electric security gates
- Gas central heating
- Cat 2 lighting
- Carpet in parts

There are currently 29 marked car parking spaces along with an undeveloped area of land next to the property which provides overflow parking for an additional 20 spaces.

ACCOMMODATION

The available accommodation at Mayflower House is spread over the ground and first floor, totalling a Gross Internal Floor Area of 9,896 sqft.

Ground floor (5,141 sq ft)

The ground floor of Mayflower House comprises a reception lobby with storage/garage and workshop space to the rear, with roller shutter access. Most of the ground floor comprises private offices along with a meeting room and a large canteen/kitchen area.

First floor (4,755 sq ft)

The first floor of Mayflower House is predominantly private offices along with large general offices.

Gross Internal Floor Area (9,896 sq ft)

BUSINESS RATES

Mayflower House is assessed for rating purposes as "Offices and Premises" and has a current rateable value of £68,500. For more information of the rates payable, please contact the letting agents.

PLANNING

The current use of the property is B1 offices.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed as having an energy rating of 53, Band C. A full copy of the EPC is available on request from the letting agents.

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Mayflower House is available at an annual rent of £90,000 exclusive.

VAT

All quoting prices are exclusive of VAT.



VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint letting agents: -

CARTER TOWLER

Chartered Surveyors

Richard Fraser: richardfraser@cartertowler.co.uk
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