

TO LET

Wharfedale Property

Offices, Silver Royd Business Park, Silver Royd Hill, Leeds LS12 4QQ

Good Quality Out of Town Offices / Potential Hybrid / Trade Counter / Stores with Excellent Car Parking Provisions



6,148 ft² (571.16 m²)

- Established business park strategically located just off Leeds Ring Road
- Within gated and managed estate with ample on-site car parking provisions
- Suitable for a variety of uses and operations (subject to planning)
- EPC Rating - D (85)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

The offices are located within the popular and established Silver Royd Business Park, which front Tong Road and are accessed from Silver Royd Hill.

The property is situated approximately 2.5 miles south west of Leeds City Centre and benefits from quick access to the outer ring road (A6110) with Junction 1 of the M621 approximately 1.5 miles to the east.

Description

The premises comprise a two storey building of brickwork construction that benefits from a good quality office fit out with raised access floors / perimeter trunking, suspended ceilings, double glazed windows and door entrance access systems. The offices are mainly open plan with associated reception foyer, kitchen/canteen and WC's.

Externally, the premises benefit from generous on-site car parking provisions.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Services

Electricity, water and drainage are connected to the property.

Rent

On application.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Business Rates

Offices & Premises: £28,500 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance & Service Charge

Figures can be provided upon request.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Accommodation

Measured on a Net Internal Area basis, the unit extends to approximately 5,703 ft² (529.80 m²) and comprises:

Description	ft ²	m ²
Ground Floor		
Offices / Potential		
Trade Counter / Stores	3,074	285.58
First Floor		
Offices	3,074	285.58

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.