

**SUBSTANTIAL DETACHED OFFICE BUILDING**

**1,854 SQM (19,956 SQFT)**



**MERIDIAN HOUSE**  
**ARTIST STREET**  
**LEEDS LS12 2EW**

- ATTRACTIVE SELF-CONTAINED OFFICE BUILDING
- CLOSE TO LEEDS CITY CENTRE & MOTORWAY NETWORK
- GOOD CAR PARKING



## LOCATION

The property stands on the corner of Artist Street and Armley Road in an established area adjacent to industrial property, trade warehouses and office buildings. This section of Armley Road runs parallel to the Stanningley By-pass and is readily accessible for the centre of Leeds and the motorway network.

## DESCRIPTION

The property comprises a former Mill type building with accommodation laid out on four floors and has its own private car park at the rear. The property is of traditional construction with walls built in brick with powder coated aluminium and glazed windows under a blue slated pitched roof. The car park is laid out at the rear. The accommodation benefits from partial feature brickwork, gas fired central heating, double glazed windows, Cat 2 lighting and suspended ceilings. There are W.C. facilities laid out on ground, first and second floor. The floor areas provided below are on a gross internal basis. There are approximately 13 car parking spaces.

## ACCOMMODATION

	SQ M	SQ FT
Lower Ground Floor	458	4930
Ground Floor	480	5166
First Floor	458	4930
Second Floor	458	4930

## SERVICES

We understand all mains services are connected to the property to include mains water, drainage, electric and gas. Gas fired central heating is installed. Please note that neither service connections nor any appliances have or will be tested prior to completion

## PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises have planning consent for office use. There is an approval of Permitted Development Determination dated 17<sup>th</sup> October 2014 changing the use of the first and second floor B1 Offices to form flats. Copies of the planning permission are available on request.

## RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Warehouse & Premises part lower ground floor	£14,500	£6,960
Offices & Premises at part ground floor	£27,500	£13,200
Office & Premises part lower ground, part ground & first floor	£74,000	£35,520
Offices & Premises second floor	£47,500	£22,800

## TERMS

The property is offered to let on a 10-year Lease at an annual rental of £75,000 per annum. The freehold is available in the sum of £750,000. The Lease will be on full repairing and insuring terms.

## TENURE

Available by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

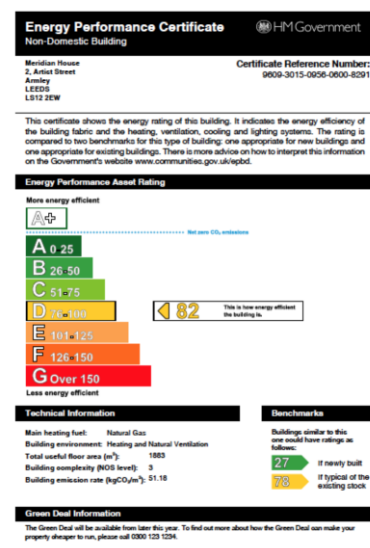
## VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

## EPC



## ENQUIRIES

Nabarro McAllister  
Email: [info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

Tel: 0113 266 7666

## SUBJECT TO CONTRACT

24 April 2015

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.