



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

**GROUND FLOOR OFFICE SUITE
TO LET
(821sq.ft.)**

**5 NORTH WEST BUSINESS PARK
SERVIA HILL, LEEDS, LS6 2QH**



We give below brief details of a compact ground floor office suite situated close to Leeds University and Leeds City Centre.

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Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.
Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

LOCATION

The property comprises part of a two storey building located close to Leeds University and Leeds City Centre. It stands in a complex of similar office buildings fronting Servia Hill.

DESCRIPTION

The property comprises a self contained suite of offices accessed off a communal entrance way in a two storey building with car parking.

ACCOMMODATION

Briefly the accommodation comprises:-

Communal Entrance Hall	with shared WC's at ground and first floor level and boiler room
Office Suite	comprising entrance lobby, storeroom, kitchenette and 4 separate offices and extending to 821sq.ft. or thereabouts.

TERMS

The property is offered on a new 5 year lease at a commencing rent of £8,500 per annum on effective full repairing and insuring terms. There is a service charge payable to cover the landlord's costs of maintaining the exterior and communal areas and also for the gas and electric supplies.

RATES

We understand that the property is assessed for rating purposes at rateable value £11,000.

LEGAL COSTS

The in-going tenant is to be responsible for the landlord's reasonable legal costs in relation to the preparation of the lease.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

Energy Performance Certificate

Non-Domestic Building



5 Northwest Business Park
Servia Hill
Leeds
LS6 2QH

Certificate Reference Number:
0220-3980-0302-2930-2014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **79** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	83
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	46.43

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

90 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference: 310802320000
Assessor Name: James Horner
Assessor Number: STRO001213
Accreditation Scheme: Stroma Accreditation
Employer/Trading Name: Nabarro McAllister & Co
Employer/Trading Address: Devonshire Lodge, Devonshire Avenue, Leeds, LS8 1AY
Issue Date: 12 Mar 2012
Valid Until: 11 Mar 2022 (unless superseded by a later certificate)
Related Party Disclosure: Contracted by the owner to provide other (non Energy Assessment) services
Recommendations for improving the property are contained in Report Reference Number: 9321-4032-0820-0200-9025

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**