

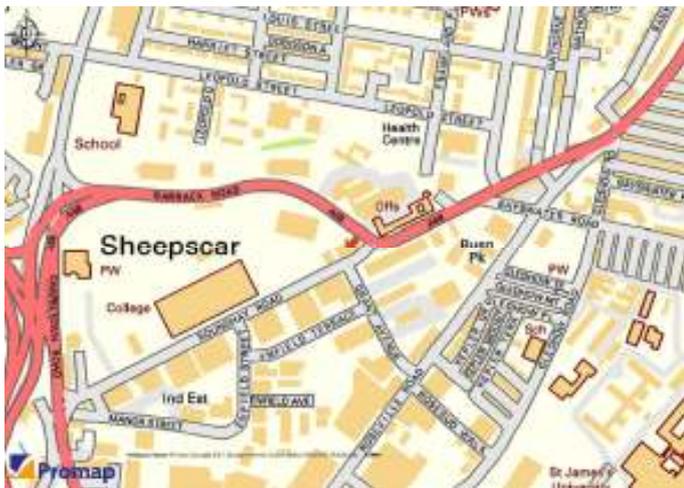
DETACHED OFFICE BUILDING

1,465 SQM (15,779 SQFT)



TRIBECA HOUSE
ROUNDHAY ROAD
LEEDS LS7 3BG

- ATTRACTIVE CONTEMPORARY OFFICE BUILDING
- CLOSE TO LEEDS CITY CENTRE
- LEASED TO LEEDS CITY COUNCIL



LOCATION

The property occupies a prominent position at the junction of Roundhay Road and Barrack Street only about a mile from Leeds City Centre in an established commercial area comprising offices and warehousing and industrial property. It is immediately adjacent to Thomas Danby College. The centre of Leeds and the motorway network are readily accessible.

DESCRIPTION

The property comprises a four storey office building of contemporary design and built in 2007. It is built around a steel frame with walls clad partly in brick, partly in proprietary relief panels and partly in aluminium and glazed curtain walling under a flat roof. The predominance of accommodation is laid out on the upper three floors with a ground floor entrance and secure car parking at ground floor level for 17 cars. The accommodation comprises predominantly open plan office space with a centre core incorporating W.C. facilities on each of the three upper floors.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	52.65	566
First Floor	569.75	6,133
Second Floor	569.75	6,133
Third Floor	274.19	2,951

SERVICES

We understand the property benefits from mains water, drainage and electricity. The office space is Comfort Cooled and the W.C.'s benefit from electric radiators.

PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises have planning consent for office use.

RATING

We understand the property is assessed for rating purposes as follows:

	Rateable Value (2010)	Estimated rates payable
Offices & Premises	£192,000	£92,160

LEASE

The property is subject to a Lease from the 2nd February 2013 for a term of 5 years at an annual rent of £182,604 per annum. The current Lease refers back to a previous Lease from 2007. This is on full repairing and insuring terms save for a Schedule of Condition whereby the tenant is not liable to put the property in any better condition than it was at the commencement of the term and the tenant is not responsible for repair of the roof or curtain walling. Copies of the Leases are available from the letting agents if required.

TERMS

The property is offered for sale as an investment in the sum of **£1,650,000**. This reflects an initial yield of 11.75% after purchasers costs of 5.8%.

TENURE

We believe the property to be freehold.

VAT

Our client has advised us that VAT is 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.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk
Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT

12 May 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 states, all prices are quoted exclusive of VAT.