

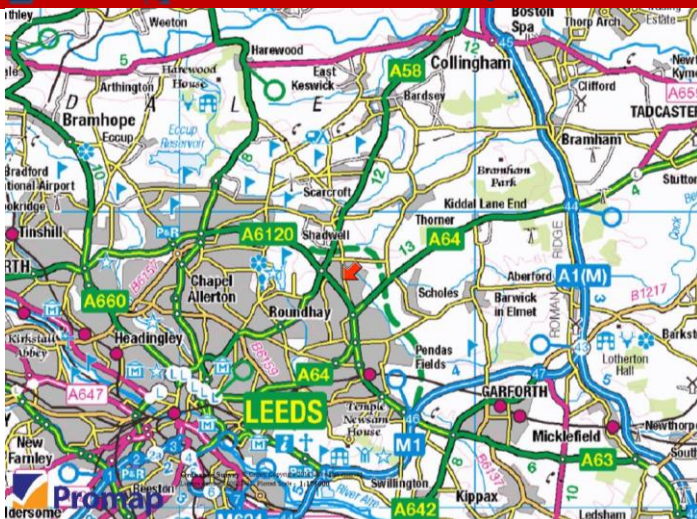
**FOR SALE/TO LET  
HIGH QUALITY OFFICES WITH PARKING**

**444 SQM (4,780 SQFT)**



**UNIT 2  
HAWTHORN PARK  
COAL ROAD  
LEEDS  
LS14 1PQ**

- **POPULAR BUSINESS PARK LOCATION**
- **EASY ACCESS TO CITY CENTRE & M1 MOTORWAY**
- **POTENTIAL LETTING OF FLOORS SEPARATELY**
- **17 PARKING SPACES**



## LOCATION

Unit 2 Hawthorn Park is well situated, being close to the Leeds Outer Ring Road (A6120). Leeds City Centre is 5 miles to the South West. There is immediate access to all local shopping and transport facilities as well as being in a popular and well established office location.

## DESCRIPTION

The property comprises a modern built, detached ground and first floor office building with parking. The offices have the benefit of:

- Gas Central Heating
- Raised Access Floors
- Suspended Ceilings
- Double Glazed Windows
- Modern Cat II Lighting
- Disabled Access and Facilities
- Male/Female and Disabled WC's
- Security Alarm
- Kitchen areas on both floors.
- 17 Car Parking Spaces

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor Offices	228	2,450
First Floor Offices	216	2,330
W/C's	-	-

## SERVICES

We understand that mains water, drainage, gas and electric are connected. No test of the services has been made.

## RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted. The property is registered under two separate entries which have been totaled below.

	Rateable Value (2017)	Estimated rates payable
OFFICES & PREMISES	£40,000	£18,640

## PLANNING

The property has planning consent for (B1) Office use.

## TENURE

The property is held on a 999 year lease from 1<sup>st</sup> April 2002 at an annual rent of "1 White Rose". A copy of the long lease can be made available if required.

## TERMS

The property is offered to let on a 5 year lease or multiples of 5 years at a commencing rent of £48,000 per annum.

The landlord will consider letting individual floors separately on a pro-rata basis.

Alternatively the property is offered for sale with the benefit of vacant possession on a long leasehold basis at offers in excess of £480,000.

## VAT

Our client has advised us that Value Added Taxation is applicable on this transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

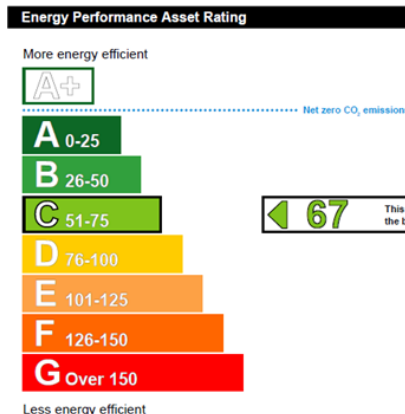
## EPC

**Energy Performance Certificate**  
 Non-Domestic Building

Altman Technologies Limited  
 2 Hawthorn Park  
 Coal Road  
 LEEDS  
 LS14 1PQ

Certificate  
 0590

This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting compared to two benchmarks for this type of building: one appropriate and one appropriate for existing buildings. There is more advice on information on the Government's website [www.communities.gov.uk/e](http://www.communities.gov.uk/e)



## ENQUIRIES

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

Tel: 0113 266 7666

REF:  
**SUBJECT TO CONTRACT**  
December 2018

## 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.







SUPPLEMENTARY PHOTOGRAPHS SHOWING A SIMILAR BUILDING AT THE TIME OF CONSTRUCTION.