

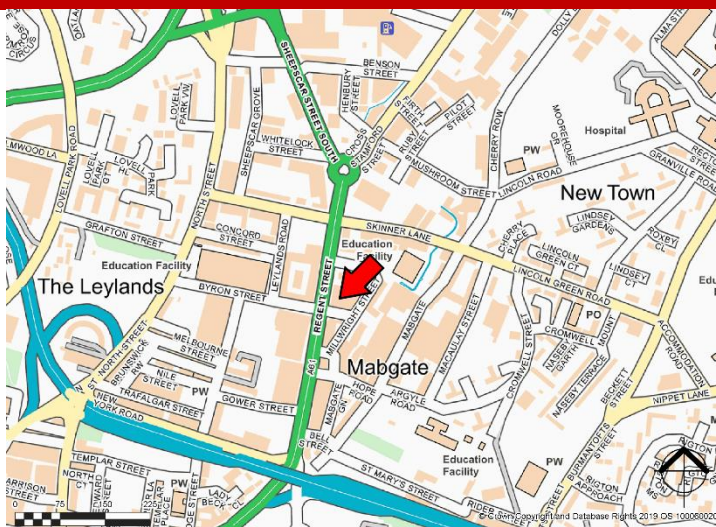
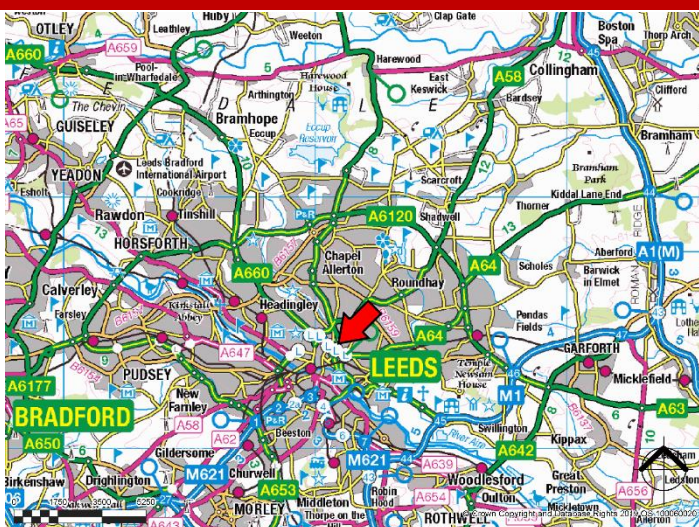
## GROUND FLOOR OFFICE TO LET

134.49 SQM (1,446 SQFT)



**2-4 MILLWRIGHT  
22 REGENT STREET  
LEEDS  
LS2 7QN**

- UP TO 5 CAR PARKING SPACES AVAILABLE
- NEWLY REFURBISHED
- CLOSE TO TOWN CENTRE
- AIR CONDITIONING



## LOCATION

The property stands close to Leeds city centre on Regent Street. There is quick and easy access to the Leeds inner ring road and the motorway network beyond.

## DESCRIPTION

The property comprises a modern ground floor self-contained office. The premises form part of a larger building constructed in brick under a pitched roof. The property benefits from 5 secure allocated parking spaces, private kitchen and WC facilities, suspended ceilings, Cat II lights, air conditioning and is newly decorated.

## ACCOMMODATION

	SQ M	SQ FT
Office 1	83.61	899
Office 2	43.08	463
Kitchenette	7.80	84
WC's	-	-

## SERVICES

We understand the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

## RATING

The premises are currently subject to a rating appeal and it is expected that the ratable value will reduce to approximately £11,000. Consequently any tenant who qualifies for small business rate relief will be able to occupy without payment of rates subject to their application being approved with the Rating Authority.

	Rateable Value (2017)	Estimated rates payable
Office and premises	£15,000	£7,425

## PLANNING

The property has planning consent for office use. Applicants should make their own enquiries of the local planning office depending on their proposed use.

## RENTAL

£10,500 per annum exclusive.

£100 per month per car parking space.

Additional warehousing space may be available.

## TENURE

Available by way of an effective full repairing and insuring Lease for a term of five years or multiples of five years.

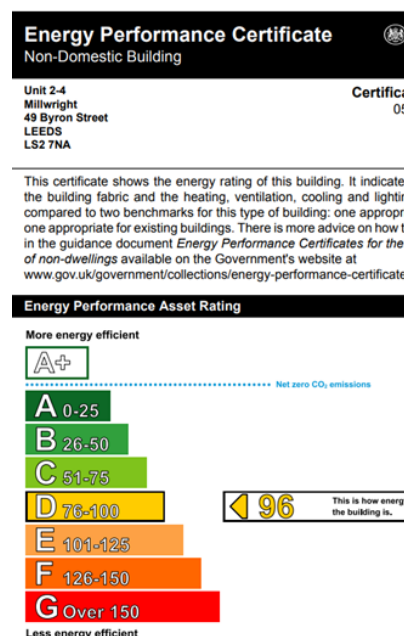
## VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

## LEGAL COSTS

The tenant will be responsible for the landlord's legal costs in connection with the preparation of the Lease.

## EPC



## ENQUIRIES

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

Tel: 0113 266 7666

## SUBJECT TO CONTRACT

November 2019

## 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.