

**OFFICES TO LET**

**390.93 SQM (4,208 SQFT)**



**JOHN O'GAUNTS IND EST  
ROTHWELL  
LEEDS  
LS26 0DU**

- EASY ACCESS TO M1 & M621
- READILY AVAILABLE PARKING
- RATES INCLUDED



**LOCATION**

The subject property stands on John O'Gaunts Industrial Estate in the suburban area of Rothwell. Leeds city centre is 5 miles to the North West. There is quick and easy access to junctions for the M1 and M621 Motorways.

**DESCRIPTION**

The property comprises a self-contained ground and first floor office which is part of a larger building. The property is of traditional construction with walls built in brick under a pitched roof. There is readily available parking.

**ACCOMMODATION**

	SQ M	SQ FT
Ground Floor Offices	189.98	2,045
First Floor Offices	200.94	2,163

**SERVICES**

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

**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.

**RATING**

The rates payable are included within the rent.

**PLANNING**

The property has planning consent for B1 Office Use. Other changes of use may be permitted. Interested parties should make their own enquiries with the local authority.

**RENTAL**

£25,000 Per Annum Exclusive. A separate £2 per sq.ft per annum service charge will also be payable as a contribution towards the cost of the services which are included.

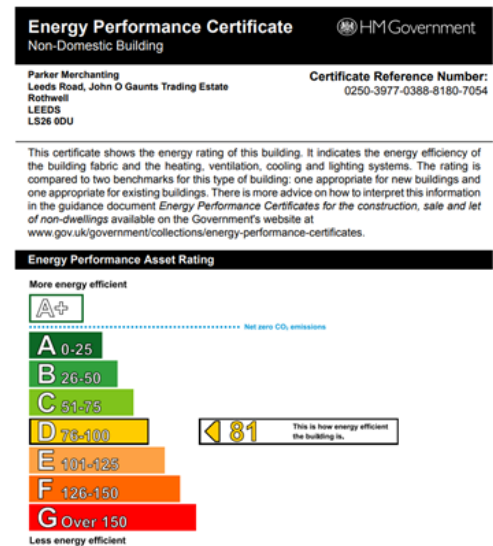
**TENURE**

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

**VAT**

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

**EPC**



**ENQUIRIES**

Nabarro McAllister  
 Email: [info@nabarrocallister.co.uk](mailto:info@nabarrocallister.co.uk)  
 Tel: 0113 266 7666

**SUBJECT TO CONTRACT**

January 2020

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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.