

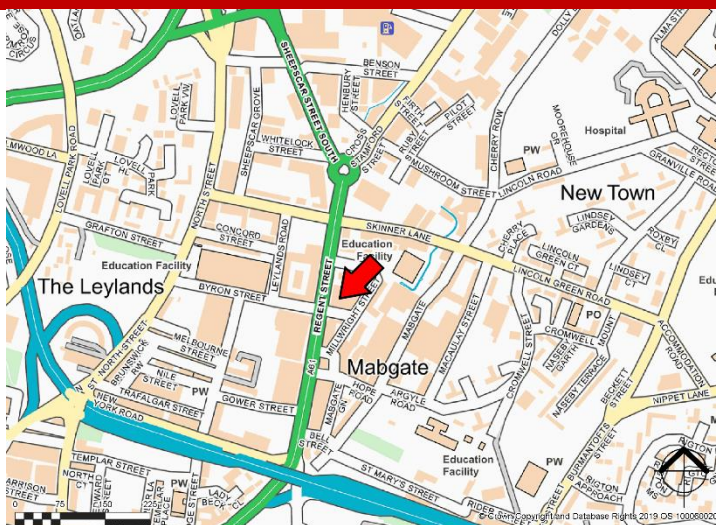
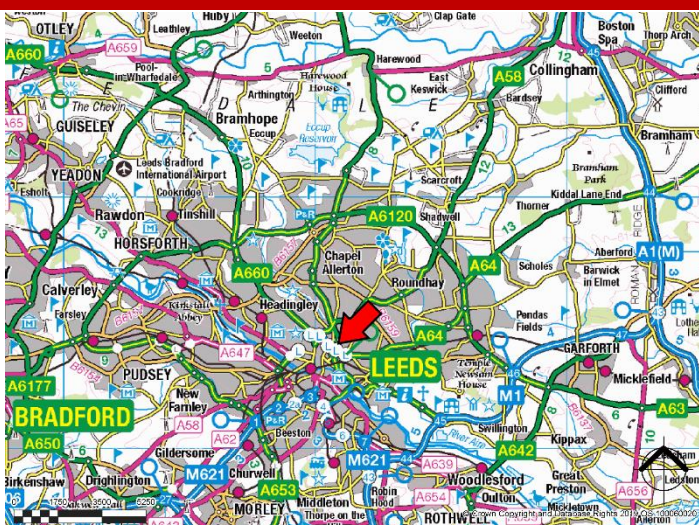
GROUND FLOOR OFFICE TO LET

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.

SERVICE CHARGE

There is a landlord's service charge for contribution to external maintenance, heating, cleaning and lighting of common areas and buildings insurance currently running at £2,400 per annum which will be chargeable by the freeholder in addition to the rent.

RATING

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.

PLANNING

	Rateable Value (2017)	Estimated rates payable
Office and premises	£10,750	£5,375

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

Energy Performance Certificate
Non-Domestic Building

Unit 2-4
Millwright
49 Byron Street
LEEDS
LS2 7NA

Certificate
05

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 for existing buildings. There is more advice on how to improve the energy performance of buildings in the guidance document *Energy Performance Certificates for the non-domestic building sector* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96

This is how energy the building is.

ENQUIRIES

Nabarro McAllister
Email: 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.