

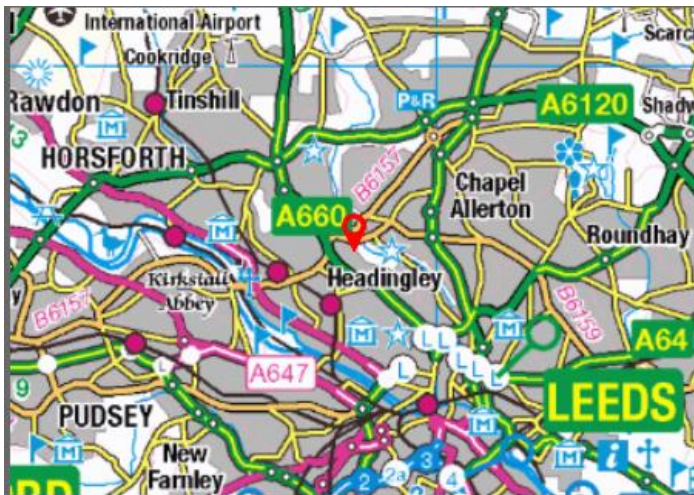
OFFICE BUILDING

147 SQM (1582 SQFT)



**38 WOOD LANE
HEADINGLEY
LEEDS
LS6 2BA**

- DETACHED OFFICE IN OWN GROUNDS
- 3/4 CAR PARKING SPACES
- QUIET BACKWATER NEAR TO HEADINGLEY ARNDALE CENTRE



LOCATION

The property stands in a mixed locality with residential and office accommodation close by in the suburb of Headingley about 4 miles from Leeds City Centre.

DESCRIPTION

The property comprises a 2-storey detached building being of traditional construction with walls built in brick with a rendered covering and part stone facing under a clay tiled pitched roof. There is space for parking approximately 4 cars and the property has the benefit of gas-fired central heating and WC accommodation laid out at first floor level.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Offices	80	861
First Floor Offices	66.64	717
Separate ladies & gents WC		

SERVICES

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

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Offices and premises	£12,250	£6,125

Transitional relief may affect the rates payable quoted.

PLANNING

It is understood that the property has planning consent for B1 office use. Applicants should make their own enquiries of the local planning office.

RENTAL

£22,500 per annum exclusive.

TENURE

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

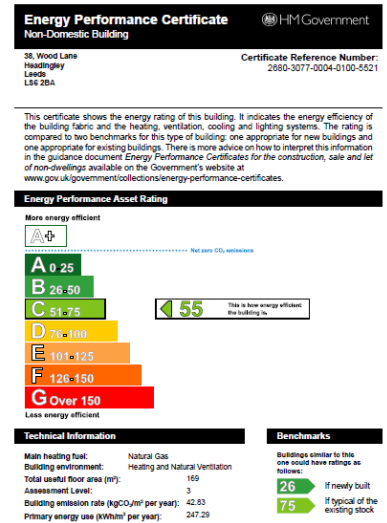
VAT

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

LEGAL COSTS

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

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: AG0109
SUBJECT TO CONTRACT

6TH MAY 2020

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.





