

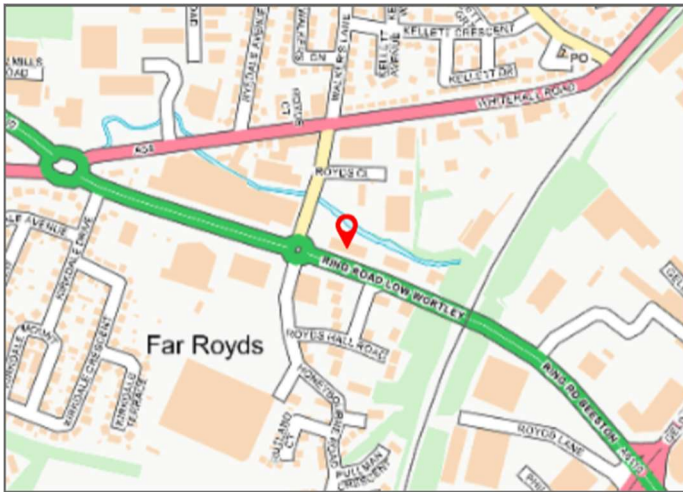
**SUBSTANTIAL OFFICE BUILDING**

**2,009 SQM (21,629 SQFT)**



**LINK UP HOUSE  
RING ROAD  
LEEDS  
LS12 6AB**

- DETACHED 3-STOREY OFFICE BLOCK
- SUBSTANTIAL SECURE CAR PARK
- MAIN ROAD CORNER POSITION



### LOCATION

The property occupies a prominent corner position on the A6110 Leeds outer ring road at its junction with Royds Lane. It stands immediately opposite Pavilion Business Park in an established commercial locality and is readily accessible for the motorway network and Leeds City Centre.

### DESCRIPTION

The property comprises a three-storey office building with walls clad partly in brickwork and partly in aluminium and glazed curtain walling under a profile metal sheet roof. There are concealed gutters and PVC fallpipes and car parking for 84 cars.

### ACCOMMODATION

	SQ M	SQ FT
Ground floor offices	683	7,358
First floor offices	642	6,913
Second floor offices	683	7,358

### SERVICES

We understand the property benefits from all mains services. No test of the services has been made. Purchasers should rely on their own investigations.

### RATING

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

	Rateable Value (2017)	Estimated rates payable
Link up House Ring Road Leeds LS12 GAB	£174,000	£87,000

### PLANNING

This property is believed to have planning consent for its current use as offices. Purchasers should make their own enquiries with the Local Authority.

### TERMS

The property is offered to let either as a whole or on a floor by floor basis. Quoting rentals are as follows;

Ground Floor	£91,975 per annum
First Floor	£86,412 per annum
Second Floor	£91,975 per annum

The rent for the whole would be £270,000 per annum. The freehold price is available on application.

### VAT

Our client advises that VAT is not applicable on this transaction.

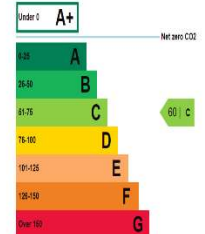
### LEGAL COSTS

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

### EPC

#### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### ENQUIRIES

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

Tel: 0113 266 7666

### REF: SGN SUBJECT TO CONTRACT

AUGUST 2021

JOINT AGENT  
ELIZABETH RIDLER, KNIGHT FRANK,  
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## 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.