

**FOR SALE**

**Office Building/Investment**

**Nabarro  
McAllister**

5/6 NORTHWEST BUSINESS PARK, SERVIA HILL, LEEDS LS6 2QH



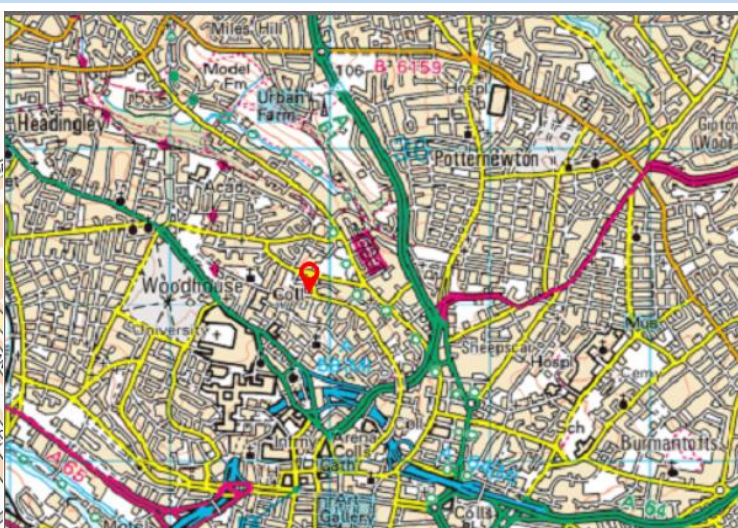
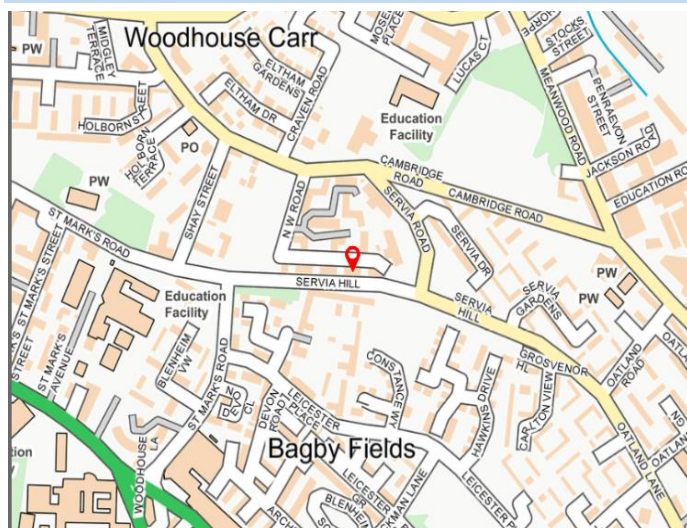
- Professional tenants
- Established Business Park
- Close to Leeds City Centre
- 12 Car Parking spaces

**Price £425,000**

**465 M2 (5004 SQ FT)**



## 5/6 NORTHWEST BUSINESS PARK, SERVIA HILL, LEEDS LS6 2QH



### LOCATION

North-West Business Park, which comprises a development of 8 self-contained office buildings, has vehicular access both at the front on Servia Hill and on a service road at the rear which gives access to the car park. The site stands approximately one mile from Leeds City Centre and readily accessible for the motorway network. The immediate surrounds comprise residential and other commercial uses.

### DESCRIPTION

The two-storey building with under-croft car parking is of traditional construction with walls faced in brick under a blue slated pitched roof and the gutters and fall pipes are in PVC. The office has 12 car parking spaces. The accommodation comprises a mixture of open plan and private officing with mainly suspended ceilings and double-glazed windows. Gas fired central heating is installed. There is on-street parking on Servia Hill with pedestrian access at the front. The car parking is accessed from the rear service road and there is access to the accommodation from the car parking area via an external spiral staircase.

### ACCOMMODATION

	m2	ft2
OFFICES		
Ground Floor	226.6	2439
First Floor	238.4	2565
W.C. facilities available at both ground and first floor level.		
TOTAL	465	5004

### SERVICES

We understand the property benefits from all mains services and gas fired central heating is installed. There are two boilers in the property.

No test of the services has been made. Purchasers should rely on their own investigations.

### RATEABLE VALUE

The property has the below entry in 2023 Rating Assessment List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£38,250	£19,125

### PLANNING

The property has been in office use since its construction. The purchaser should make their own enquiries with the Local Authority.

### TENANCIES

The property is subject to a Lease dated 9<sup>th</sup> April 2018 for a term expiring on 18<sup>th</sup> June 2028 at an annual rent of £35,268 per annum. The Lease is held on full repairing and insuring terms. There are standard alienation clauses. The rent is due for review on 19<sup>th</sup> June 2025.

### SERVICE CHARGE

There is a modest service charge levied by the freeholder of the communal grounds which covers maintenance and buildings insurance. This is currently £1,200 per annum.

### TERMS

The freehold is offered for sale subject to the existing tenancy in the sum of £425,000.

### VAT

Our client advises that VAT is applicable on this transaction. Your legal adviser should verify.

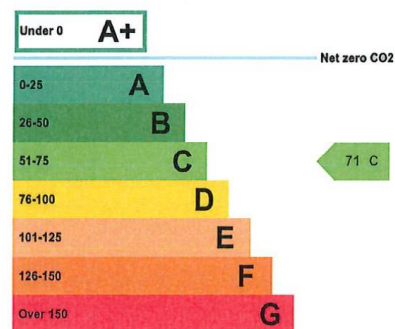
### LEGAL COSTS

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

### EPC

#### Energy rating and score

This property's energy rating is C.



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

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

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: APRIL 2025

**Nabarro McAllister**

### 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.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY



