

TO LET/FOR SALE



DETACHED TWO STOREY OFFICE
BUILDING

UNIT 1 HAWTHORN PARK, COAL ROAD, LEEDS, LS14 1PQ

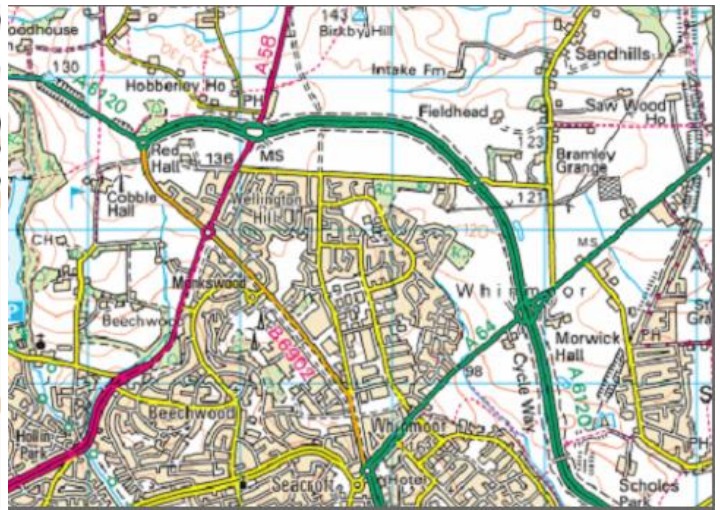


- Popular office park.
- Good sized carpark.
- Fully raised floors.
- Passenger lift.

Rental: £85,000 p/a
Freehold: £900,000

631m²
(6,800ft²)

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LOCATION

Hawthorn Park is conveniently located on Coal Road, readily accessible for the Leeds Outer Ring Road and the East Leeds Orbital Route. This facilitates easy access to the motorway network. Leeds City Centre is about 6 miles away. Occupiers within the park include Villa Care, Watson Property Management and Trade Skills 4 U.

DESCRIPTION

The building is of traditional construction built around a steel frame with walls faced externally in brick with a part rendered covering and part aluminum and glazed curtain walling under a Sarnafil roof. There are concealed gutters and metal fall pipes. There are 22 car parking spaces together with bin store and cycle store.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
Entrance Hall with W. C's and lift		
Ground floor offices	315.8	3,400
FIRST FLOOR		
Landing area, 2 W. C's and open plan office space and separate kitchen with gas fired central heating boiler.	315.8	3,400
TOTAL	631	6,800

SERVICES

We understand that the property benefits from all mains services. No test of the services has been made, and we cannot comment on their condition. Please note that no service connections or appliances will be tested prior to completion.

RATEABLE VALUE

The property is assessed for rating purposes on the 2006 rating list as follows.

GROUND FLOOR	
Rateable Value (2026)	Estimated rates payable
£46,000	£18,400

FIRST FLOOR	
Rateable Value (2026)	Estimated rates payable
£45,500	£17,600

PLANNING

The property has planning consent for office use.

TENURE

The property is leasehold for a term of 999 years from 1st April 2002 at a ground rent of 1 white rose. It is understood that the demise includes the property known as Unit 1 Hawthorn Park, together with the landscaped areas and carparking. There is an annual service charge to cover a contribution towards the landlords' services.

The property is for sale subject to the 999-year lease or is available to let on a 5-year term (or multiples of 5 years) on full repairing and insuring terms.

TERMS

Rental: £85,000 per annum.

Long Leasehold: £900,000.

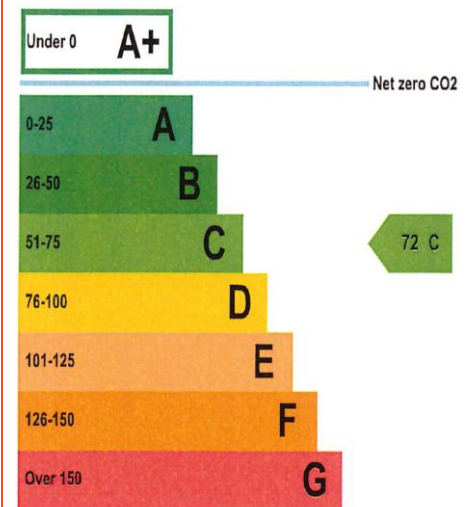
VAT

Our client has advised us that Value Added Taxation is applicable on this transaction.

LEGAL COSTS

The tenant will be responsible for the landlords' legal costs in the preparation of the lease. If the property is sold, each party will be responsible for their own legal costs.

EPC



VIEWING

By appointment only
Nabarro McAllister

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JUNE 2026

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.

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