

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# **TO LET**

## **QUALITY FIRST FLOOR OFFICES**

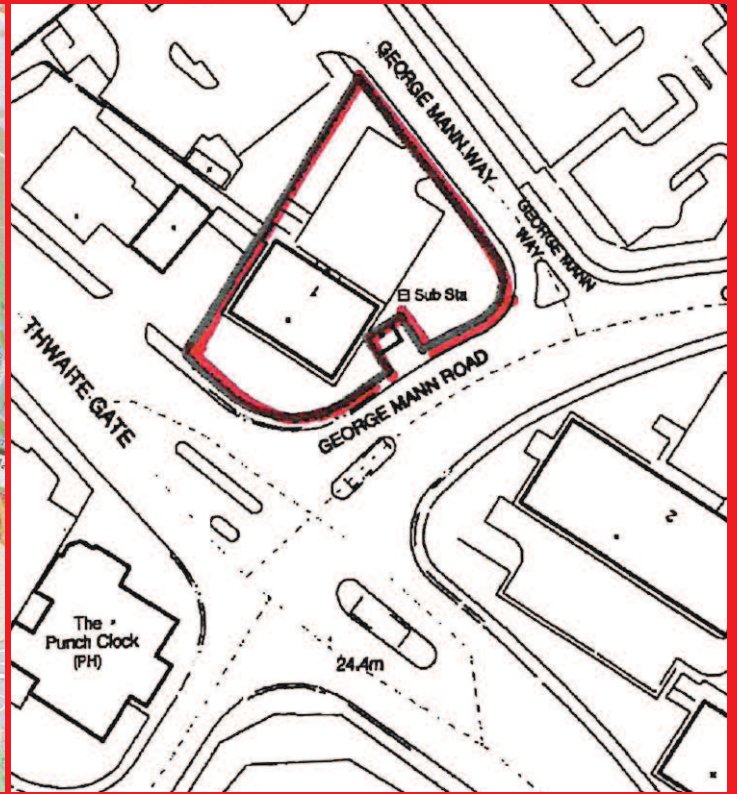
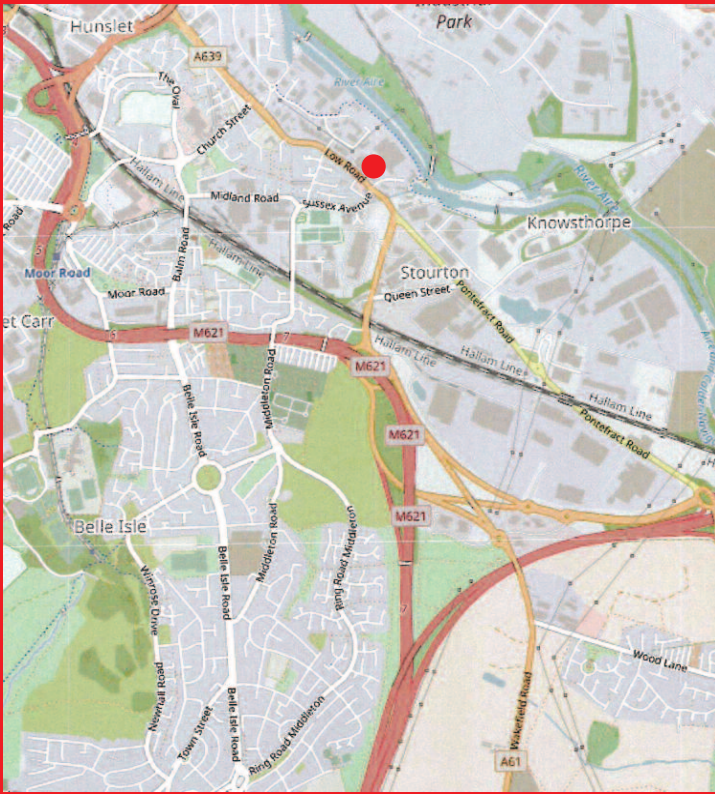
FRANCIS HOUSE, QUAYSIDE BUSINESS PARK,  
LEEDS LS10 1DG

• 2,092 SQ FT (194.35 SQ M)



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





## LOCATION

Francis House is situated on the Quayside Business Park located to the south of Leeds City Centre just off the Hunslet Road with excellent access to both the City Centre and M621 (M1).

There are local amenities nearby and the proximity to both the City Centre and the motorway are of benefit to occupiers of the property.

## DESCRIPTION

The accommodation comprises the first floor of a modern detached office unit which is of brick construction under a profile steel roof.

The property is constructed to a high specification which includes:

- Carpeting
- Raised accessed flooring
- Suspended ceilings
- Cat II lighting
- Air conditioning
- 8 car parking spaces

## ACCOMMODATION

The property has a net internal area of 2,092 sq ft (194.35 sq m).

## PLANNING

We understand the property has planning consent for B1 (office) use.

## SERVICE CHARGE

Service charge is levied to cover the cost of the management and maintenance of the common areas.

## RATEABLE VALUE

We understand the rateable value of the property is £20,000.

## TERMS

Our Clients are seeking a 10 year lease with a rent view in the 5th year on an effective full repairing and insuring basis.

They will be prepared to discuss terms.

Rent on application.

## LEGAL FEES

Each party will be responsible for their own legal fees incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## SUBJECT TO CONTRACT

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0113 235 1362  
www.awsld.co.uk

## VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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