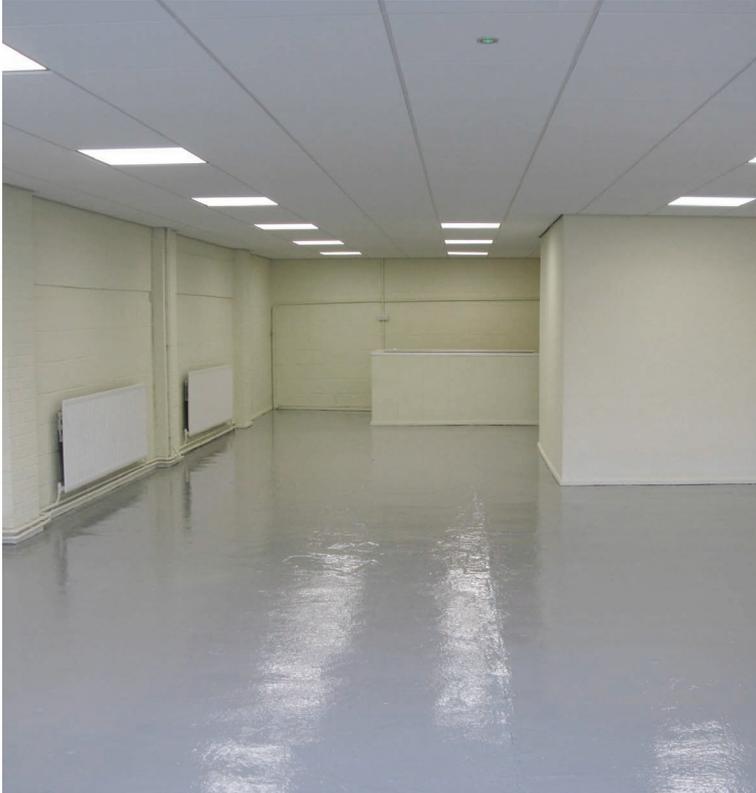




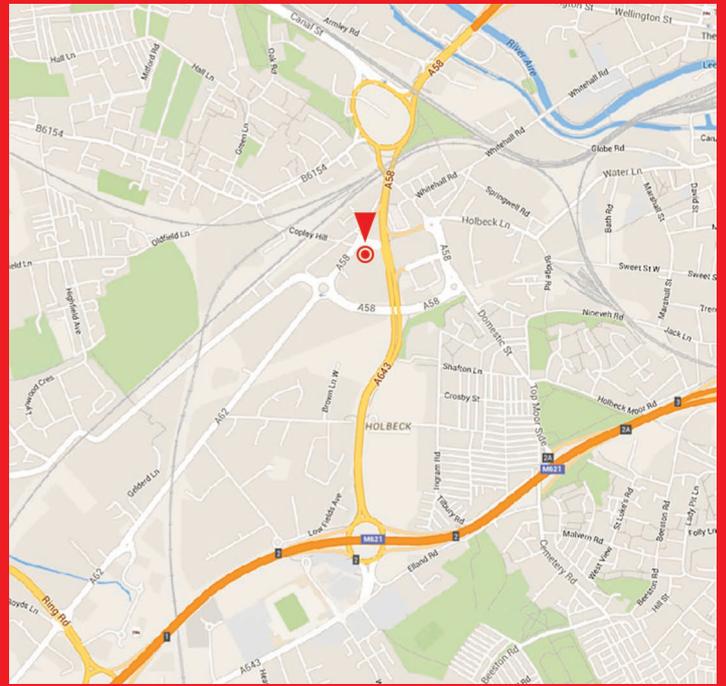
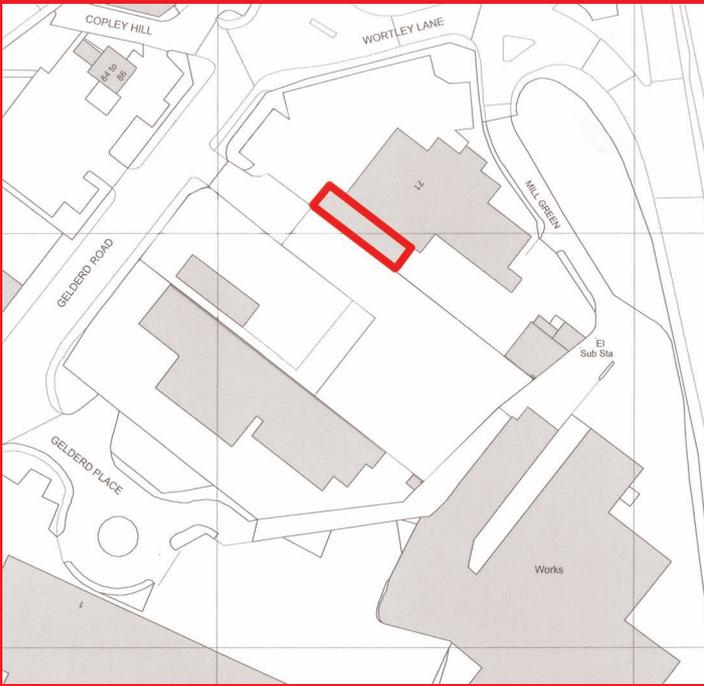
Surveyors & Property Consultants

TO LET /NEWLY REFURBISHED SHOWROOM

GELDERD ROAD, LEEDS, LS12 6HF



www.aws ltd.co.uk



LOCATION

This very prominent showroom come office is located on Gelderd Road to the West of Leeds benefitting from close proximity to the City Centre and the main arterial routes to and from the City.

DESCRIPTION

The premises incorporates, large glass fronted showroom at ground floor, further storage rooms to the rear of the property. The first floor comprises an open plan office area, with kitchen and Males and Female WC facilities. The property has been refurbished to a high standard to provide excellent accommodation.

There are 6 car parking spaces included in the lease.

The site is secured by lockable gates.

ACCOMMODATION

Total 2,650 sq ft (246.19 sq m)

PLANNING

The property is suitable for a number of uses subject to planning consent.

RATEABLE VALUE

Prospective occupiers are asked to make their own enquiries with Leeds City Council regarding the rateable value.

TERMS

The property is available to let on a new FRI lease with flexible terms and incentives available. Full details available on request.

EPC

An Energy performance certificate is available on request.

SUBJECT TO CONTRACT



VIEWING

Strictly with the sole agents. Contact **George Schofield** at AWS on 0113 265 1362.

MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that:

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We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.