

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

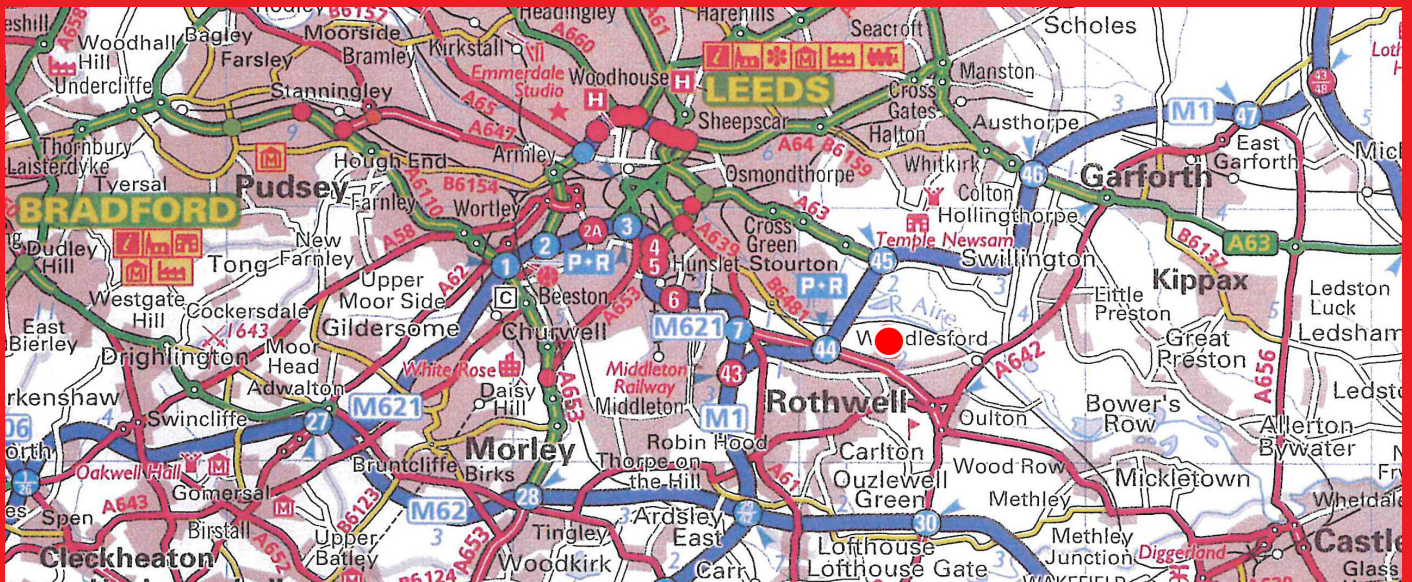
TO LET (may sell)

HIGH QUALITY MODERN OFFICE UNIT
**ALBANY HOUSE, 214a LEEDS ROAD,
ROTHWELL, LEEDS, LS26 0JF**

• 4,542 SQ FT (422 SQ M)



www.awsltd.co.uk



LOCATION

Albany House is a prominently situated modern two storey office unit located to the south of Leeds City Centre with excellent access to the M1, at junction 44 and M621 as well as the M62.

The unit is in an excellent location to serve the whole of the greater Leeds and West Yorkshire conurbation, particularly Leeds and Wakefield.

DESCRIPTION

The property is a self contained modern two storey office unit standing in its own secure campus.

The unit boasts the following basic amenities:-

- CCTV
- 14 car parking spaces
- Fully fenced and gated compound
- Quality open plan and private offices
- Meeting areas
- Air conditioning/air handling
- Lift
- Perimeter trunking

RATEABLE VALUE

We understand the property is split for rates purposes although we envisage the rateable value for the property will be £35,710.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

ACCOMODATION

	SQ FT	SQ M
Ground Floor Office	2,271	211
First Floor Office	2,271	211
TOTAL	4,542	422

PLANNING

The property has planning permission for office use.

TERMS

The property is offered to let by way of a 10 year lease with a rent review in the 5th year on a full repairing and insuring basis.

Our Clients will be prepared to discuss terms and may also consider a freehold sale of the property.

LEGAL FEES

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

Subject to contract.

VIEWING

Strictly by appointment with the sole agent,



AWS,
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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:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

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.