

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# FOR SALE (MAY LET)

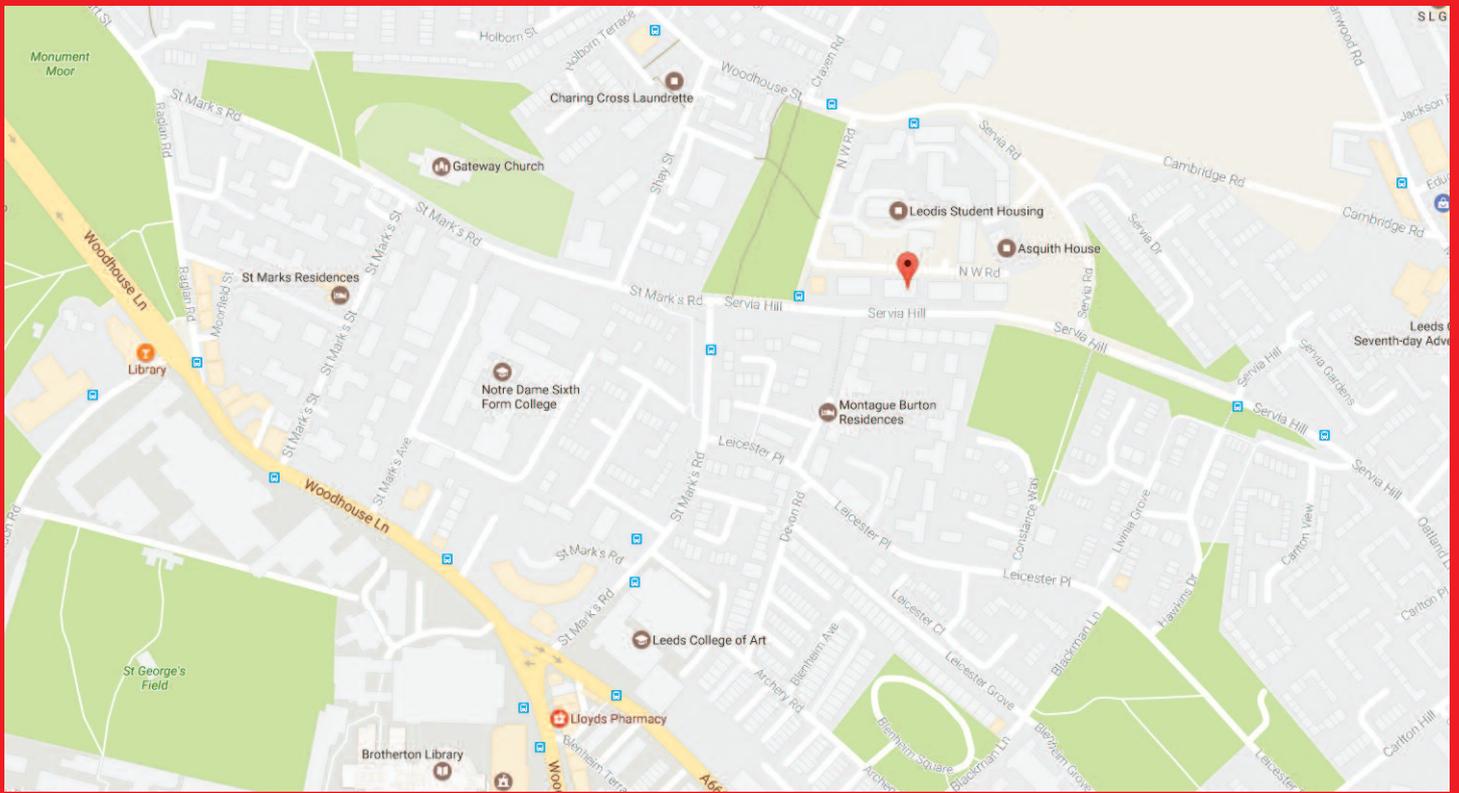
## HIGH QUALITY OFFICE UNIT

UNIT 7 NORTHWEST BUSINESS PARK,  
SERVIA HILL, LEEDS

• 1,884 SQ FT (175.02 SQ M)



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



## LOCATION

Servia Hill is located on the northern fringe of the City Centre close to the University and having excellent pedestrian and vehicular access to the City Centre, the arterial routes to and from the City and the northern suburbs of Leeds.

## DESCRIPTION

The property comprises a 3 storey modern office unit of brick construction under a pitched slate roof which is currently split to provide a mixture of open plan and private offices.

Basement level provides excellent car parking whilst the ground and first floors benefit from:

- Gas fired central heating
- Cat II lighting
- Excellent natural light

## ACCOMMODATION

The property has a net internal area as follows:

Ground Floor	766 SQ FT
First Floor	1,118 SQ FT
<b>TOTAL</b>	<b>1,884 SQ FT</b>

## RATEABLE VALUE

Interested parties should contact Leeds City Council Business Rates Division for further information.

## TERMS

The property is available for sale although our Clients will consider letting the property.

Our Clients are seeking a purchase price in the order of £165,000 for their freehold interest.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VAT

VAT is applicable.

**AWS**  
CHARTERED SURVEYORS &  
 PROPERTY CONSULTANTS  
 0113 235 1362  
www.awsLtd.co.uk

## VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 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:

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.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

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.