

**FOX
LLOYD
JONES**

0113 243 1133

www.fljlttd.co.uk

TO LET

FLEXIBLE MODERN OFFICE ACCOMMODATION FROM 4,500 - 19,362 SQ FT

SUITABLE FOR A VARIETY OF USES (STP)



**TEMPLE HOUSE
LIMEWOOD APPROACH
NORTH LEEDS RING ROAD
SEACROFT
LEEDS, LS14 1NH**

- Available as a whole, on a floor by floor basis or we can offer a split of a floor from 4,500 sq ft
- Shell refurbishment complete/building re-clad
- Opportunity to have an input into the specification/finishes
- Car parking ratio of one space per 298 sq ft
- Prominent position fronting onto the A6120 Leeds Outer Ring Road

Strategic Property & Asset Solutions

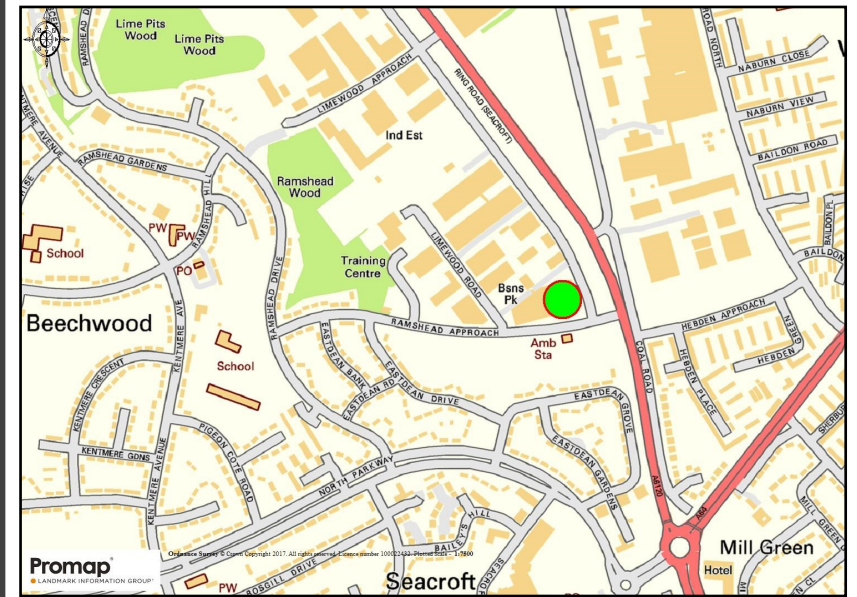
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Location:

The building is located on the west side of the A6120 Leeds Outer Ring Road, in-between its junctions with the A64 York Road and the A58, approximately six miles to the north east of Leeds City Centre in the Seacroft area of Leeds. In addition, Junction 44 of the M1 is located approximately three miles to the south therefore there are excellent road connections to the property.

There is a bus stop directly opposite the building providing access to numerous bus routes across Leeds and frequent services into the city centre.

The surrounding area includes a number of office occupiers, most notably on Limewood Business Park to the north of the building, while Xercise4Less occupy the rear of the property providing a great on-site facility and discounts are available for tenants within the building. Seacroft Green Shopping Centre is a short walk to the south and includes retailers such as Tesco Extra, Greggs, JD Sports, Poundland, Card Factory and Subway, amongst others, providing good amenities for staff.



Description:

The available space comprises the entire ground and first floors of this two storey commercial building providing approximately 19,362 sq ft of office accommodation. We are offering flexible office accommodation to the market - an occupier can take the space as a whole, on a floor by floor basis or a split of a floor from 4,500 sq ft.

A shell refurbishment has recently been completed giving the option for a tenant to have an input in to the specification and finishes.

An example specification is as follows:

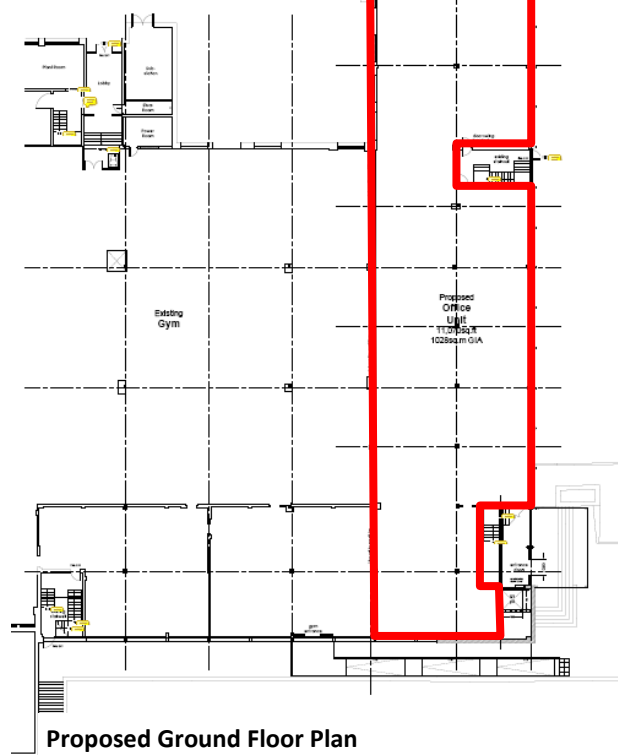
- Air-conditioning
- Full access raised floors
- Suspended ceiling with LED lighting
- DDA Passenger lift
- New WC and shower facilities
- Refurbished reception area

There is a dedicated car park to the front of the property providing space for approximately 65 cars, plus a further two disabled spaces. This represents an excellent car parking ratio of just under four spaces per 1,000 sq ft.

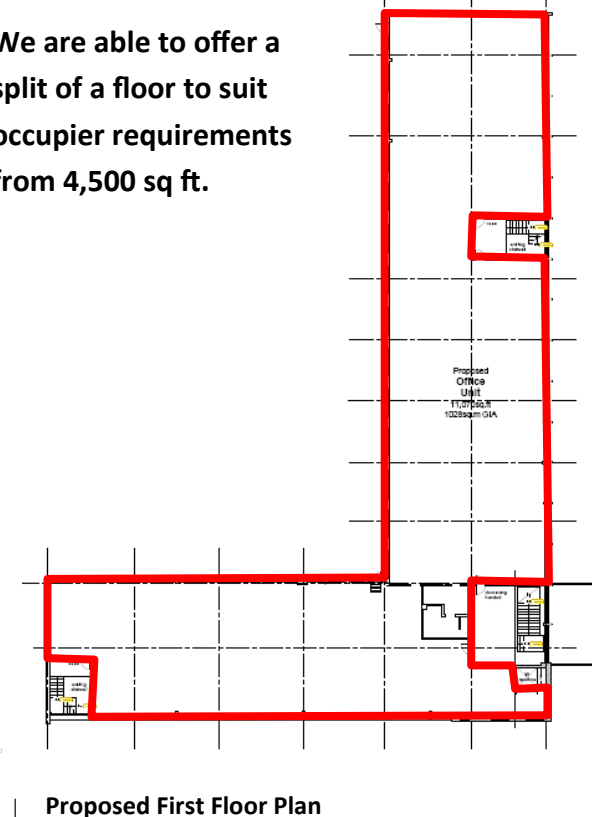
Externally, the building has been re-clad to offer a modern look and will benefit from a smart, refurbished ground floor reception area with a DDA compliant passenger lift. There is the option of installing a new entrance to the front of the building to create a separate, self-contained ground floor unit if required.

The building lends itself to other uses which we will consider, subject to obtaining the appropriate user clause.

Floor Plans:



We are able to offer a split of a floor to suit occupier requirements from 4,500 sq ft.



Accommodation:

The approximate Net Internal Area measured in accordance with IPMS is as follows:

<u>Floor</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground	8,067	749.46
First	11,295	1,049.42
Total	19,362	1,798.86

NB The areas will be re-measured upon completion of the Cat A works.

Terms:

The space is offered by way of a new Full Repairing and Insuring lease for a term by arrangement, directly from the landlord.

Use:

The premises currently have an overriding B1/B8 office use in line with historic use. The property is suitable for other uses subject to obtaining the necessary planning/change of use.

Rent:

On application.

Rating:

The building will be re-assessed upon completion of the Cat A refurbishment works. Interested parties are invited to make their own enquiries with the relevant authority.



A CGI image of the first floor front section of the building, post refurb

Service Charge:

A service charge/estates charge will be applicable. The level will depend, however, upon whether the property is let to one tenant or multi-let.

EPC:

The property will be assessed upon completion of the refurbishment works.

VAT:

If applicable, VAT will be paid at the prevailing rate.

Legal Costs:

Each party will be responsible for their own legal costs incurred in any transaction.

Further Information:

For further information or to arrange a viewing, please contact sole agents Fox Lloyd Jones:



Tom Shelton:

tom.shelton@fljlttd.co.uk

Harry Dunhill:

harry.dunhill@fljlttd.co.uk

Misrepresentations Act: Details prepared August 2017. Subject to Contract.

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.