

TO LET

OFFICE UNIT

2,790 sq ft (259.20 sq m)



**FIRST FLOOR, ALBION HOUSE
24 ROUNDHAY ROAD
LEEDS
LS7 1BT**

FIRST FLOOR, ALBION HOUSE, ROUNDHAY ROAD

LOCATION

The property is situated at the bottom of Roundhay Road and is in close proximity to the City Centre with links to A61 & A64 nearby. The area surrounding the property is populated by a mix of, commercial and light industrial properties.

DESCRIPTION

This spacious first floor office unit benefits from a mixed of open plan space and sperate partitioned office space together with ancillary storage. The unit has double glazing, WC, pedestrian ground floor entrance lobby, gas central heating, suspended ceiling & strip lighting. The property also benefits from on-street parking.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal Area of 2,790 sq ft.

RATES

The current rateable value as per 2017/2018 revaluation lists is £8,212.00 and is therefore below the threshold for exemption.

EPC

The property has an Energy Performance Asset rating of C. A copy of the energy performance certificate is available upon request.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £12,000 per annum exclusive with a service charge of £4,000 per annum exclusive.

FURTHER INFORMATION / VIEWING

Please contact:-

CARTER TOWLER – BEN LOWE

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Details prepared January 2021

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