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December 2016

To Let

HEM House

Kirkstall Road, Leeds LS4 2BT

- 10,031 sq ft (932 sq m) on 0.47 acre site
- Hybrid office / warehouse premises
- Prominent position on Kirkstall Road
- Generous on-site car parking
- 6m working eaves height

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Location

HEM House is situated between the popular retail/leisure scheme Cardigan Fields and Kirkstall Industrial Estate and has dedicated access to the site via Milford Place.

The property is located West of Leeds City Centre along the A65 Kirkstall Road, a major arterial route forming the main trunk road into Leeds City Centre from the Western suburbs of Leeds including Horsforth, Rawdon and Guiseley.

Description

HEM House comprises a self-contained office / warehouse premises extending to 10,031 sq ft (932 sq m).

The site coverage extends to approximately 50% providing plenty of opportunity for expansion and to reconfigure the existing building (subject to necessary permission).

The property comprises a purpose build hybrid office/warehouse premises and benefits from the following specification:

Warehouse accommodation:

- ◆ Circa 6m working eaves
- ◆ Roller shutter doors
- ◆ Substantial yard area

Office accommodation:

- ◆ Multi-desk open plan offices
- ◆ Meeting rooms
- ◆ Ancillary kitchen and WC facilities

Accommodation

The property has been measured to have the approximate following areas:-

| Floor | Size (sq ft) |
|--------------|---------------|
| Ground | 6,500 |
| First | 3,500 |
| Total | 10,000 |



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Car Parking

A substantial yard area plus an additional 33 car parking spaces on a site of 0.311 acres are available directly opposite HEM House.

Terms

The accommodation is available to let by way of a new effective FRI lease for a term to be agreed. Rent on application.

Planning

The property has an established use within classes B2/B8 within the Town and Country Planning Act1988 (Use Classes Order). We anticipate there to be a range of alternative uses applicable. Interested parties are advised to make their own enquiries with the local planning authority.

Rates

According to the Valuation Office Agency's website, the unit has been assessed to have a Rateable Value of £36,000. We recommend all queries be confirmed by contacting Leeds City Council.

Service Charge & Insurance

The suite is subject to an annual service charge and insurance premium payable quarterly in advance. Further details available upon request.

EPC

The offices have been assessed to have an EPC Rating of F (133). A copy of the full certificate is available upon request.

Legal Costs

Each party will be responsible for its own legal costs incurred in the preparation and completion of the legal documentation.

Viewing & Further Information

Strictly by appointment with the sole letting agents:

Knight Frank

Contact: Sam Jamieson

Email: sam.jamieson@knightfrank.com

Tel: 0113 288 5261

Contact: Eamon Fox

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Tel: 0113 297 2433

Subject to Contract

Photograph & Particulars: December 2016

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