

TO LET

REALTEX HOUSE
LEEDS ROAD
RAWDON
LEEDS
LS19 6AX

- VARIOUS SIZED OFFICE SUITES
- 29.00 SQ M (312 SQ FT) TO 97.29 SQ M (1,047 SQ FT)
- POPULAR & CONVENIENT LOCATION
- ON-SITE COMMUNAL PARKING



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Location

The property is located in the Leeds suburb of Rawdon, some 7 miles north-west of the city centre, occupying a prominent roadside position on Leeds Road (A65) at its intersection with Harrogate Road (B6152).

Description

Realtex House comprises a mixed use building offering a range of retail and office space.

The available office suites are located at ground and first floors, those at first floor accessed via a dedicated entrance from Leeds Road.

The offices typically have a painted plaster finish to the walls, carpet covered floors, fluorescent lighting and electric panel heaters, with Suite 1a also benefitting from a suspended ceiling and air conditioning.

Kitchen and toilet facilities are provided on a shared communal basis.

Externally, there is on-site communal parking to the rear, whilst additional parking is available on-street.

Accommodation

The approximate net internal floor areas are:		
	Sq M	Sq Ft
Suite 1	29.00	312
Suite 1a	97.29	1,047
Suite 2	37.57	404
Suite 4 – UNDER OFFER	34.16	368

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Values

Under the 2017 Rating List, the office suites have been assessed with the following rateable values:

Suite 1 - £3,400
Suite 1a - £11,750
Suite 2 - £4,450
Suite 4 - £3,950



EPC

The Energy Performance Assessment Rating of the property is Band E (115).

Terms

The office suites are available to let by way of new full repairing and insuring leases (by virtue of a service charge provision) on terms to be agreed.

Rentals

Suite 1 - £3,500 per annum exclusive
Suite 1a - £12,000 per annum exclusive
Suite 2 - £4,500 per annum exclusive
Suite 4 - £4,000 per annum exclusive - UNDER OFFER

VAT

The rentals quoted are exclusive of VAT.

Viewing

For further information and viewing arrangements, please contact the sole letting agent:

Paul Diakiw

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Ref: 35325
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No. 1 Aire Street, Leeds LS1 4PR

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