



# **OFFICES TO LET**

**11,965 SQ.FT. (1,112 SQ.M)**

**(CAN SPLIT)**



**MANOR STREET  
LEEDS  
LS7 1PZ**

**web. [www.bht.uk.com](http://www.bht.uk.com)**

**address. 51a St. Pauls Street, Leeds, LS1 2TE**

**tel. 0113 244 9020 fax. 0113 244 1104**

## LOCATION

The property is located 1 mile north of Leeds City Centre with access via Cross Wingham Street and Roundhay Road (A58). The Leeds Inner Ring Road (A64) is 0.4km to the south providing easy access to the motorway network.

## DESCRIPTION

The property is a steel frame former warehouse building which has been fitted out to provide office accommodation over two floors. The excellent specification includes the following:-

- comfort cooling (air conditioning in part)
- carpeting throughout
- recessed strip lighting
- kitchen facilities
- secure access via video link intercom
- 74 parking spaces with a secure entrance/exit system and palisade fence
- male and female toilets on both floors
- disabled access and toilet facilities
- gas central heating throughout

## ACCOMMODATION

The building offers a total of 11,965 sq.ft. (1,112 sq.m.) on Net Internal Area which is split over two floors as follows:-

<b>Ground Floor</b>	Director's Offices	950 sq.ft.	88 sq.m.
	Office Suite 1	1,476 sq.ft.	137 sq.m.
	Office Suite 2	558 sq.ft.	52 sq.m.
	Open Plan Offices	<u>2,931 sq.ft.</u>	<u>272 sq.m.</u>
		<b>5,915 sq.ft.</b>	<b>550 sq.m.</b>
<b>Lower GF</b>	Open Plan Offices	3,685 sq.ft.	342 sq.m.
	IT Server Room	1,026 sq.ft.	95 sq.m.
	Garage/Storage	1,025 sq.ft.	95 sq.m.
	Canteen	<u>314 sq.ft.</u>	<u>29 sq.m.</u>
	<b>6,050 sq.ft.</b>	<b>562 sq.m.</b>	

## RATING

We are informed the property is assessed as follows:-

Rateable Value	£93,000
Rates Payable 2010/11	£38,500 per annum (estimate)

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed, either as a whole or in part at a rental of **£65,000 per annum exclusive** for the whole.

## VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

## VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate 0113 244 9020

Ref: Mike Smith ([mike.smith@bht.uk.com](mailto:mike.smith@bht.uk.com))

## SUBJECT TO CONTRACT

**Details updated: May 2010**

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