



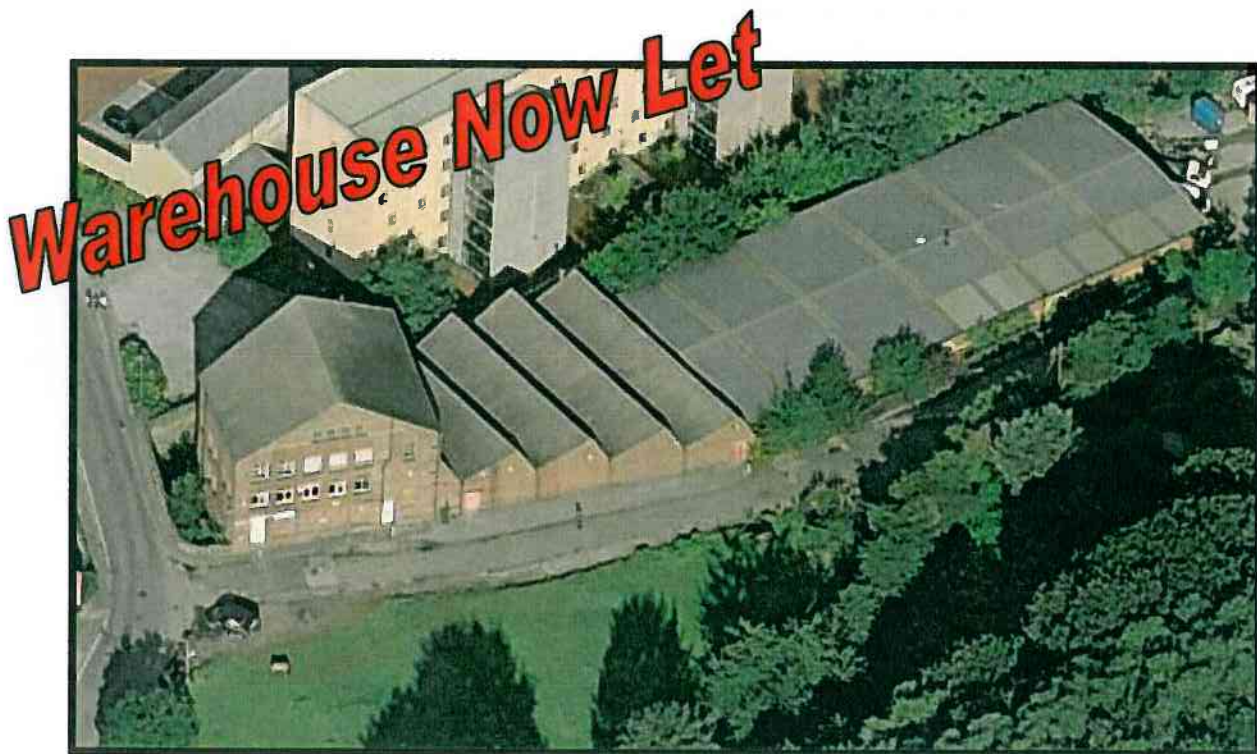
TO LET

(In Part or Whole)

SPACIOUS OPEN PLAN OFFICE PREMISES

2,308 - 4,616 sq.ft (214 - 428 sq.m)

Flexible Terms - Rental £4 p.s.f.



**SCOTT HALL MILLS
SCOTT HALL STREET
LEEDS
LS7 2HR**

web. www.bht.uk.com

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

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

Scott Hall Mills are located just off Meanwood Road approximately 1½ miles north of Leeds City Centre. The A61, Scott Hall Road, is a short distance away and provides access to the Leeds inner ring road and national motorway network beyond.

DESCRIPTION

Office accommodation is left on the first and second floors, which can be let separately or together. The site comprises three distinct areas:-

- Three story office building of traditional red brick construction
- Modern steel portal frame warehouse with service yard
- Ground floor warehouse with basement storage, which is currently occupied by the Christ Embassy and is well maintained and recently refurbished.

Available to let are the sizeable first and second floor offices which benefit from an open plan layout, gas central heating, recently fitted pvc windows, separate wc and kitchen facilities, full carpeting and floor level electrical trunking throughout.

Car parking is available adjacent to the property on Scott Hall Street.

ACCOMMODATION

The following measurements have been taken in accordance with the RICS Code of Measuring Practice and are provided on a Gross Internal Area basis:-

First Floor Offices	214 sq m	2,308 sq ft
Second Floor Offices	214 sq m	2,308 sq.ft.
Total GIA	428 sq.m.	4,616 sq.ft.

TERMS

The building is available on flexible lease terms at the following rentals:-

Area	Rent p.s.f.	Rent pax
First Floor	£4.00	£ 9,232
Second Floor	£4.00	£ 9,232
First and Second	£4.00	£18,464

Rents quoted are negotiable subject to lease terms and status.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

RATING

We understand the property is assessed as follows:-

Rateable Value	£65,000
Rates Payable (2010/11)	£26,910

VAT

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

VIEWING

Please contact the sole agents, Brackenridge Hanson Tate - 0113 244 9020

Ref: Mike Smith mike.smith@bht.uk.com

SUBJECT TO CONTRACT

Detailed updated: September 2010

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brackenridge Hanson Tate nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents and prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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