



**TO LET/FOR SALE**  
**OFFICE BUILDING**  
**80 SQ.M (861 SQ.FT.)**



**WHITEHALL INDUSTRIAL ESTATE**  
**LEEDS**  
**LS12 5JB**

**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 offices are situated on the well established Whitehall Road Industrial Estate, approximately 4 miles south west of Leeds City Centre.

The Leeds Outer Ring Road is within 1 mile of the premises and provides direct access to the M621 motorway at Junction 1.

## DESCRIPTION

The property is a detached brick building with a slate roof comprising a number of individual offices with separate kitchen, storage and wc facilities. It benefits from gas fired central heating via radiators, secure fencing, external security grilles and alarm.

Internally, the offices are carpeted with wallpaper walls and full ceilings with strip lighting.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Net Internal Floor Areas:-

Reception	18.14 sq.m.	195 sq.ft.
Small Office	5.46 sq.m.	59 sq.ft.
Double Office	28.80 sq.m.	310 sq.ft.
Back Office 1	6.14 sq.m.	66 sq.ft.
Back Office 2	6.35 sq.m.	68 sq.ft.
Kitchen	5.15 sq.m.	55 sq.ft.
Boiler Room/Store	<u>10.00 sq.m.</u>	<u>108 sq.ft.</u>
<b>Total Net Internal Area</b>	<b>80.04 sq.m.</b>	<b>861 sq.ft.</b>

There is parking immediately outside for approximately 5 cars.

## RENT/PRICE

The premises are available to let at a rent of **£5,000 pax** on flexible lease terms.

Our Clients will also consider a sale of the property at a price of £52,000.

## RATING

The premises have a Rateable Value of £5,200 giving an estimated rates payable for 2010/2011 of £2,116.

## 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:-

Tel: 0113 244 9020

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

*prepared March 2010*