

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

FRANCIS HOUSE  
QUAYSIDE BUSINESS PARK,  
LEEDS LS10 1DJ

**TO LET**  
HIGH QUALITY FIRST FLOOR OFFICE  
ACCOMMODATION WITH PARKING

**2,092 SQ FT**

GET IN TOUCH  
Nick Arundel

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## LOCATION

Situated on the Quayside Business Park, located to the south of Leeds City Centre and benefitting from excellent access to both the City Centre the M621 and M1 and the arterial route network of the City.

## DESCRIPTION

Comprising the first floor office of a modern detached office unit which is of brick construction, the property is built to a high specification which includes: -

- Carpeting
- Raised access flooring
- Suspended ceiling
- Cat II lighting
- Air conditioning
- 8 car parking spaces

## ACCOMMODATION

The property has a net internal area of 2,092 sq ft

## PLANNING

The property has planning for B1 use.

## SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the building.

## RATEABLE VALUE

We understand rateable value of the property is £20,000.



## TERMS

The property is offered by way of a 10 year lease with a rent review in the 5th year on an effective full repairing and insuring basis. My Clients will discuss the length of the term and the rent is on application.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## LEGAL FEES

Each party will be responsible for their own legal fees.

## VIEWING

Strictly by appointment with the Sole Agent, AWS Ltd, Nick Arundel, 01132351362.

## MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) 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 any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. May 2021

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

## SUBJECT TO CONTRACT