

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

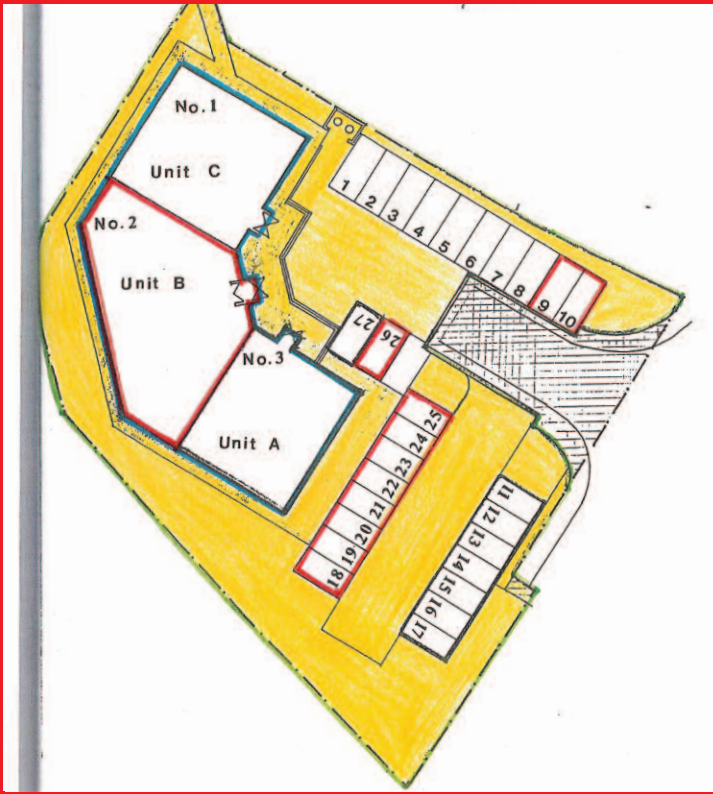
TO LET
QUALITY OFFICES

UNIT 2, LINDEN HOUSE, SARDINIA STREET,
LEEDS, LS10 1BH

• 3,208 SQ FT (298.02 SQ M)



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LOCATION

This prominently situated office unit is at the corner of Jack Lane and Sardinia Street immediately adjacent to the M621 and extremely convenient for Leeds City Centre and the region as a whole.

DESCRIPTION

Unit 2 is the central unit in a complex of 3 properties constructed around a well-established courtyard and landscaped area.

Benefitting from an attractive entrance foyer, the unit comprises two floors of high quality office accommodation with the benefit of 11 car parking spaces.

ACCOMMODATION

(all areas are net internal)

Ground floor office	1,708 sq ft	158.67 sq m
First floor office	1,500 sq ft	139.35 sq m
TOTAL	3,208 SQ FT	298.02 SQ M

RATEABLE VALUE

We are informed the rateable value for the whole building is £23,000.

SERVICE CHARGE

There is a service charge levied to cover the cost of the management and maintenance of the common areas of the estate.

TERMS

We are offering the property on a new 10 year lease with a rent review in the 5th year or more flexible arrangements will be considered.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

SUBJECT TO CONTRACT

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0113 235 1362
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VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.