

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# FOR SALE (MAY LET)

## HIGH QUALITY OFFICE UNIT

UNIT 7 NORTHWEST BUSINESS PARK,  
SERVIA HILL, LEEDS

• 1,884 SQ FT (175.02 SQ M)



[www.awsltd.co.uk](http://www.awsltd.co.uk)





## LOCATION

Servia Hill is located on the northern fringe of the City Centre close to the University and having excellent pedestrian and vehicular access to the City Centre, the arterial routes to and from the City and the northern suburbs of Leeds.

## DESCRIPTION

The property comprises a 3 storey modern office unit of brick construction under a pitched slate roof which is currently split to provide a mixture of open plan and private offices.

Basement level provides excellent car parking whilst the ground and first floors benefit from:

- Gas fired central heating
- Cat II lighting
- Excellent natural light

## ACCOMMODATION

The property has a net internal area as follows:

Ground Floor	766 SQ FT
First Floor	1,118 SQ FT
<b>TOTAL</b>	<b>1,884 SQ FT</b>

## RATEABLE VALUE

Interested parties should contact Leeds City Council Business Rates Division for further information.

## TERMS

The property is available for sale although our Clients will consider letting the property.

Our Clients are seeking a purchase price in the order of £165,000 for their freehold interest.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VAT

VAT is applicable.

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## VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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