



DESCRIPTION

APPROXIMATELY 1,041 SQ FT

An opportunity to lease first floor office accommodation totalling 1,040 sq ft positioned in the South Wing of the prestigious Roman Ridge office block, fantastically positioned, adjacent to the A1 on the suburbs of Leeds and York.

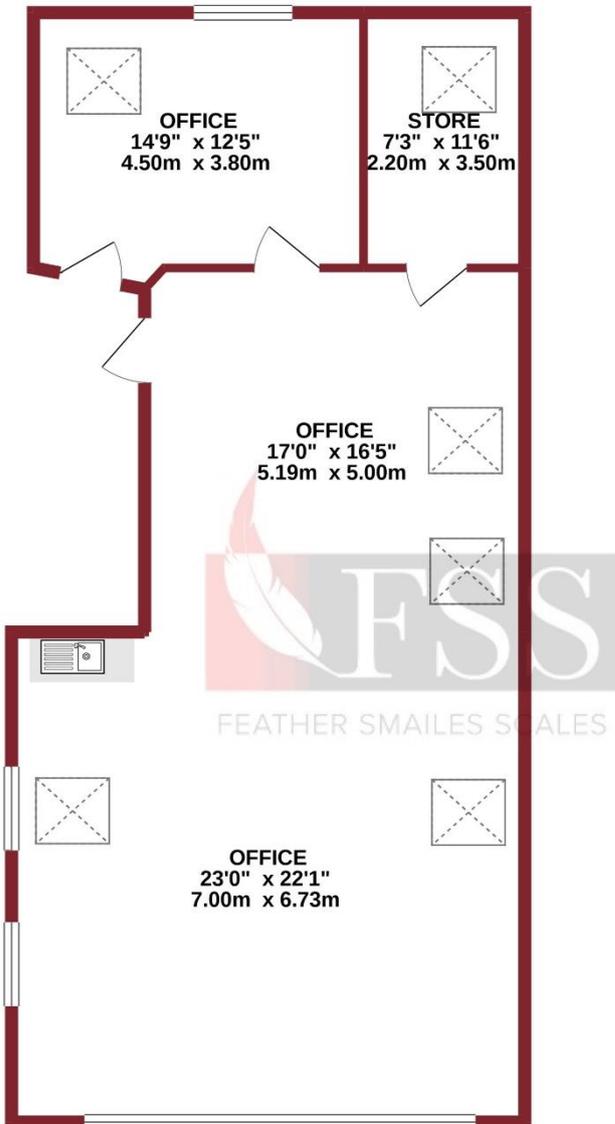
Predominantly open plan, the space consists of a main office with private meeting room, kitchenette and additional store room. Further benefits include; underfloor heating, modern décor and communal use of WC and shower facilities.

Included in the rental are six dedicated parking spaces.

**FIRST FLOOR OFFICE
ACCOMMODATION WITH
PARKING**

Rent £17,500 PA

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.
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Location and Directions

Aberford village in the county of West Yorkshire, is situated 10 miles (15.5 km) east, north east of Leeds city centre. Roman Ridge benefits from excellent transport links, including being within 1 mile of junction 45 of the A1 and A64.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: £15,500.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

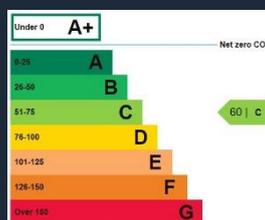
The unit will be liable for its fair proportion of the building maintenance and common area upkeep, by way of a service charge. The current budgeted amount for 2021 for this unit is £3,413.20. A list of what this includes can be provided on request.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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