



**GROUND FLOOR OFFICE
SUITE WITH PARKING**

Rent £17,500 PA

Description

An opportunity to lease office accommodation totalling 1,209 sq ft positioned on the ground floor of the prestigious Roman Ridge office block, fantastically positioned, adjacent to the A1 between Leeds and York.

This office space consists of a single person office and a dual office as well as a large meeting room which may also be used as a further office. This suite also benefits from a modern kitchenette and good sized waiting area. Further benefits include underfloor heating, modern décor and communal use of WC and shower facilities. There is also a communal lift in the building for tenants and visitors use.

Included in the rental are four dedicated parking spaces.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: £14,750.

Uniform Business Rate for 2022/23: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to Leeds City Council.

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 £7,116.27 which includes all utilities for both the suite itself and the common areas. A list of what this includes can be provided on request.

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.

VAT

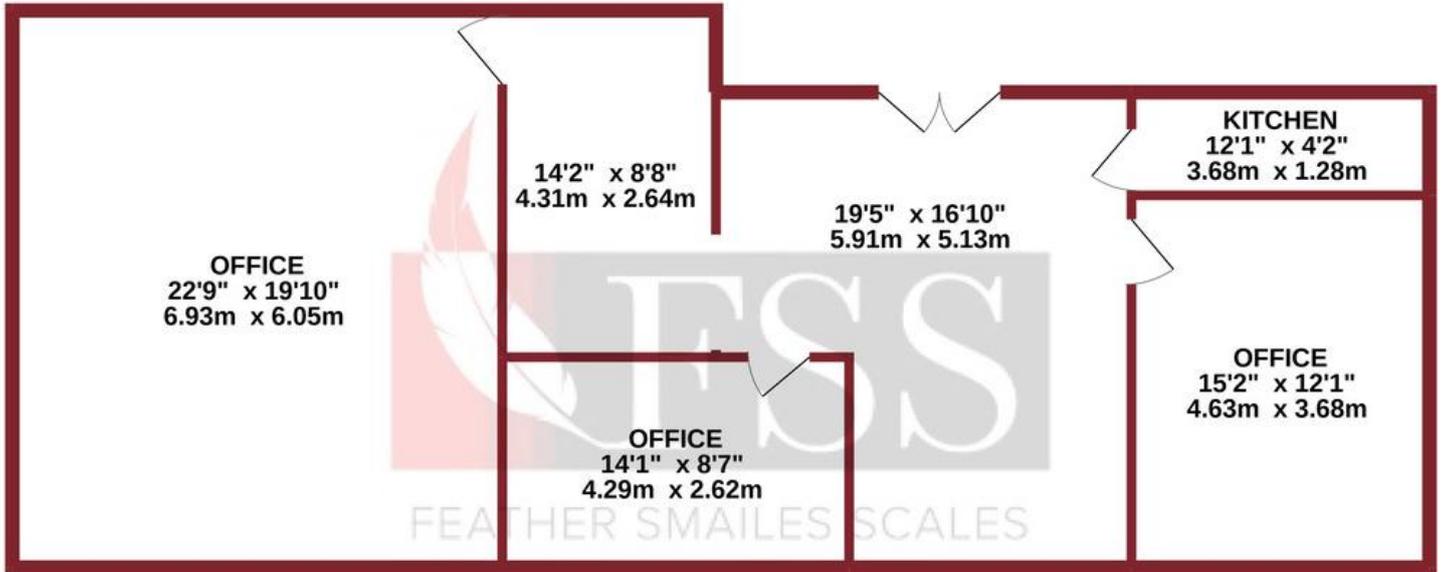
All figures quoted are deemed exclusive of VAT where applicable.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.



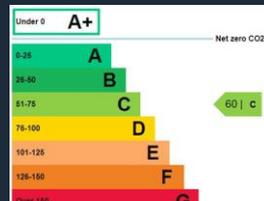
GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.
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