

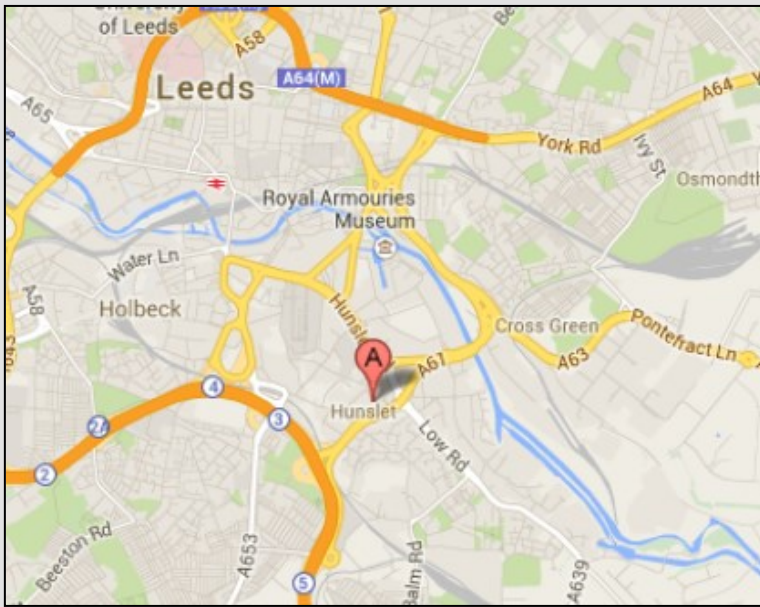


To Let – 8 Whitehouse Street

Self-contained office - Hunslet, Leeds, LS10 1AD

Property Features

- Self-contained two storey office building of 1,150 sq ft (106.8 sqm)
- High quality, fully refurbished office space
- 4 allocated car parking spaces
- Easily accessible to Leeds city centre and motorway network
- Available by way of a new lease



Location

The property is located on Whitehouse Street off Hunslet Road just 1 mile south east of Leeds City Centre and providing immediate and easy access to the M621/M1/M62.

In a great city fringe location and immediately opposite the Tesla Leeds showroom, the property is in a well established position with various retail amenities within a few minutes walk and drive including Morrisons Supermarket and Crown Point Retail Park (Boots, Marks and Spencer, Costa Coffee, Nike and others) and the Royal Armouries within a 5 minute drive / 15 minute walk.

Description

The premises comprise a two storey self-contained office building. The unit has undergone a full refurbishment, and provides quality, modern open office space finished to a high specification as follows:

- Predominantly open plan office space
- Suspended ceiling with LED lighting
- Male, Female and disabled WC's
- Fitted kitchen
- Gas fired central heating
- Freshly decorated and carpeted

Accommodation

8 Whitehouse Street provides a total net internal area of approximately 1,150 sq ft (106.8 sq m) with the ground floor providing 385 sq ft and the 1st floor 765 sq ft..

Viewings & further information:

Viewing is strictly by prior appointment with sole agents WSB:

Robin Beagley

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Car Parking

There are 4 car parking spaces allocated to the building and there is additional on-street parking nearby

Terms & Quoting Rent

8 Whitehouse Street is available to let by way of a new full Repairing & Insuring lease for a term of years to be agreed at a quoting rent of **£19,500 + VAT per annum**.

EPC

A copy of the EPC is available upon request.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The rateable value is to be confirmed.



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