

Office

Quality office space within an attractive parkland setting

# To Let

Bramley Grange, Skeltons Lane, Thorner Leeds LS14 3DW



- 775 sq ft (72 sq m) with dedicated car parking
- Full fitted feature office space
- Predominantly open plan space with meeting room & kitchen
- Convenient location close to the A64

## Location

Bramley Grange is a prestigious office development conveniently located off Thorner Lane just 1/4 mile from its junction with the A64 York Road. Less than 5 miles from the A1, Bramley Grange provides outstanding access to the North and South via the A1/M1 as well as easy access to Leeds City Centre.

## Description

Bramley Grange is an attractive traditional stone property set within parkland and private grounds extending to more than eight acres. The property is approached via secure electric security gates and a 100 metre private tree lined drive.

The attractive scheme provides a rare combination of a superb location, wonderful parkland setting and quality accommodation making Bramley Grange an ideal choice to locate your office.

## Specification

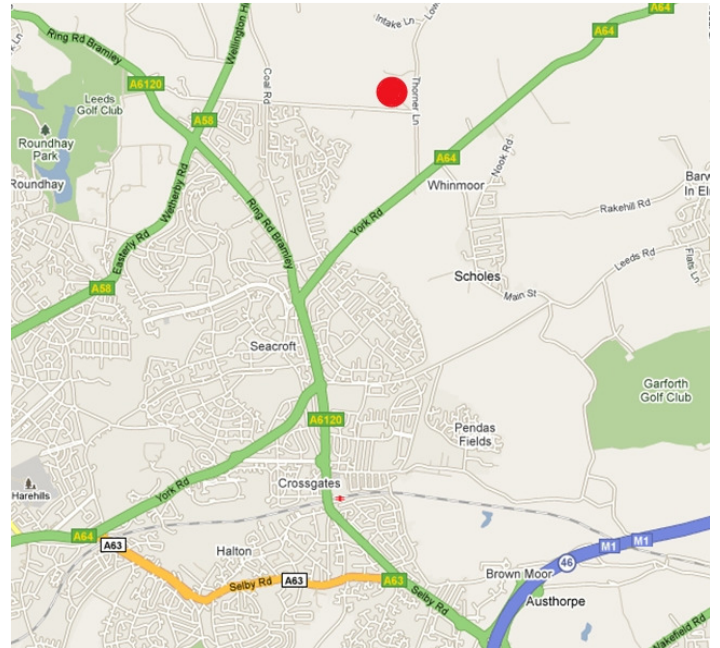
Finished to the highest standard the office benefits from the following features;

- Raised access floor with flood wired Cat 5 data cabling
- 100mb high speed internet line into the site
- Internal alarm and fully monitored external security system
- Video door entry
- Kitchen facility
- Gas fired central heating
- Fully fitted with feature meeting room

## Accommodation

The available space located on the 1<sup>st</sup> floor provides the following net internal floor areas.

**Total NIA            72 sq m            775 sq ft**



## Terms

The space is available by way of a new full repairing & insuring lease for a term of years to be agreed at a quoting rent of £14.50 per sq ft exclusive.

Initial space planning of the accommodation for your own requirements can be provided free of charge. Please call to discuss further

## Rateable Value

According to the Valuation Office Agency 2010 List, the premises are described as "Offices & Premises" with a Rateable Value of £9,100.

## VAT

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

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Viewing and Further Information

Viewing is strictly by prior appointment with the sole agents;

Contact: Duncan Senior or Robin Beagley  
wsb property consultants  
Tel: 0113 234 1444  
dsenior@wsbproperty.co.uk  
rbeagley@wsbproperty.co.uk

## MISREPRESENTATION ACT:

Watson Smith Beagley Ltd (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.