



TO LET – Phoenix House

Roman Terrace, Roundhay, Leeds LS8 2DG

Property Features

- A detached office building with private car parking
- Quality, modern office space over ground and first floors
- Located just off Street Lane in the popular suburb of Roundhay
- Potential for alternative uses (subject to planning)

Location

Phoenix House is situated on Roman Terrace just off Street Lane in the heart of the popular north Leeds suburb of Roundhay.

The location benefits from a wide ranging selection of local amenities including restaurants, shops, bars, cafes, and banks. Phoenix House is easily accessible with good public transport links and excellent road connections. Leeds city centre is approximately 3 miles to the south west and the A6120 Leeds Outer Ring Road is only 1/4 of a mile to the north.

Description

Phoenix House comprises a 2 storey detached office building with dedicated on-site car parking providing quality well appointed, modern office space over ground and first floors.

The accommodation comprises principally open plan office space and extends to approximately 1,702 sq ft.

- Rare opportunity to lease a detached office
- Potential for alternative uses (Subject to planning)
- Dedicated on-site parking
- Profile/signage potential onto Street Lane
- High speed broadband available
- Male & Female toilets
- Gas fired central heating
- kitchenette area
- Security grills to ground floor windows & roller shutter to front door

Car parking

Phoenix House benefits from its only dedicated private car providing parking for approximately 6 cars. Additional on road parking is available on the surrounding streets.

Accommodation

FLOOR	SQ M	SQ FT
Ground Floor	82.8	891
1st Floor	75.3	811
TOTAL	158.1	1,702

Viewing or further Information:

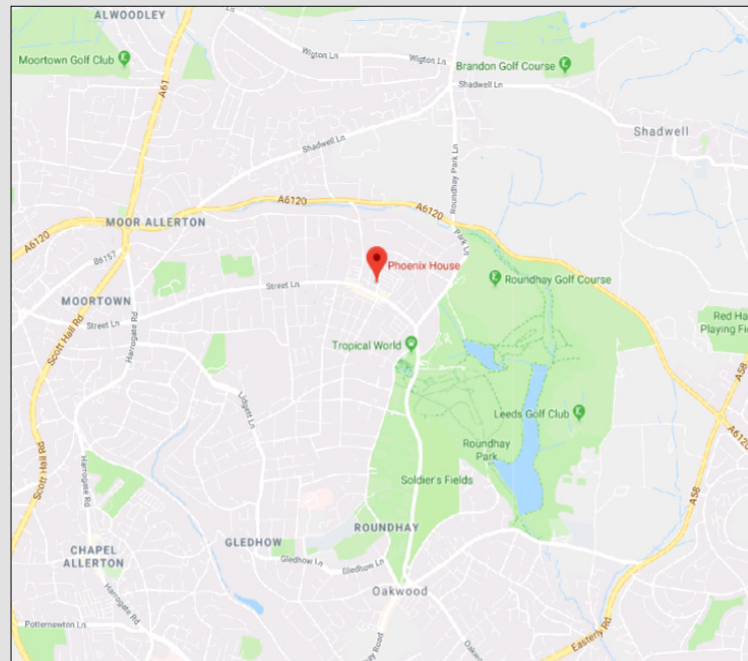
Viewing is by prior appointment through sole agent WSB

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Terms

Phoenix House is available by way of a new lease on terms to be agreed at a quoting rent of **£29,000 per annum plus VAT**.

Business Rates

According to the Valuation Office Agency website Phoenix House has a Rateable Value of £24,000.

Energy Performance

EPC Rating D (82)

VAT

All rents and other figures are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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



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