

# TO LET

PEPPER HOUSE,  
PEPPER ROAD,  
LEEDS  
LS10 2NL

**8,938** sq ft  
**830.34** sq m

- Close proximity to the M621
- On-site secure parking

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## LOCATION

Situated in the inner-city area of Hunslet, Pepper house is 1 mile southeast of Leeds City Centre and 1 mile from junction 7 of the M621. Leeds train station is just under 2 miles away.

## DESCRIPTION

The property comprises a modern semi-detached purpose built office which offers 8,938 sq. ft. of traditional office space over 3 floors.

Externally the site is self contained and is secured by an alarm system, shutters (lower ground floor), chain link perimeter fencing and a gated entrance. There is parking for 22 vehicles.

Internally the space is configured as cellular however, the stud partitions could be removed allowing for modern open-plan working accommodation. Briefly the property benefits from the following specification:

- Category II lighting
- Suspended grid ceiling with acoustic ceiling tiles
- Carpeted throughout
- Goods lift
- Separate Male and Female W/Cs.

## ACCOMMODATION

| Name               | Size                             |
|--------------------|----------------------------------|
| Lower Ground Floor | 2,550 sq ft (236.9 sq m)         |
| Ground Floor       | 3,475 sq ft (322.83 sq m)        |
| First Floor        | 2,913 sq ft (270.62 sq m)        |
| <b>Total</b>       | <b>8,938 sq ft (830.34 sq m)</b> |

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Consideration will be given to short term leases, transient uses, and car parking licences.

## RENT

£45,000 per annum

## EPC

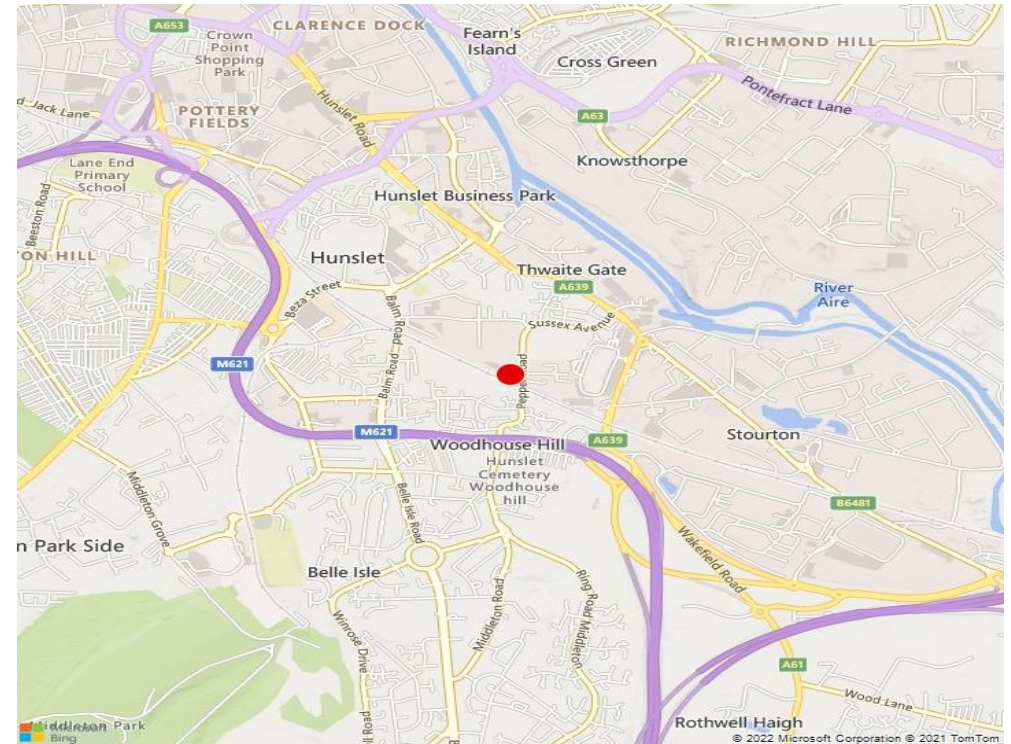
This property has an energy rating of D.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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