

OFFICE/ SHOWROOM/ WAREHOUSE

4,349 SQ FT (404 SQ M)

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- Self-contained
- Secure gated yard
- 20 car parking spaces
- Reception Area
- Fully-Fitted Kitchen Facilities
- Electric Roller Shutter
- Fully accessible



2 Arthur Street
Stanningley, Pudsey
LS28 6JY

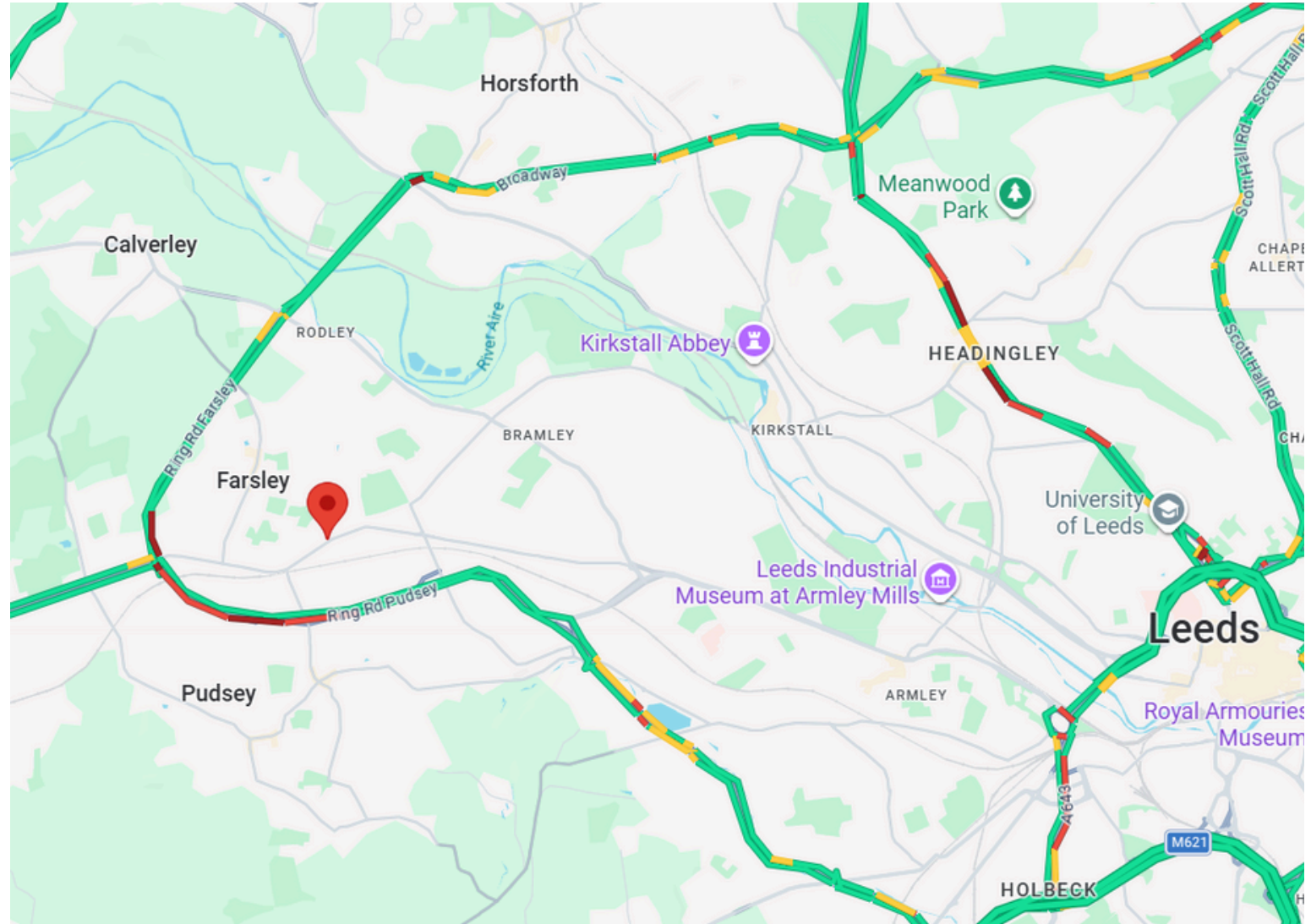
£42,000
per annum



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LOCATION

The property is situated on Arthur Street just off Town Street (B6157) in the West Leeds suburb of Stanningley. This location is close to the A647 Stanningley Bypass and is approximately 4 miles west of Leeds city centre, whilst sitting opposite the Belgrave Retail Park; of which has occupiers such as Lidl and Greggs.



RECEPTION AREA



DESCRIPTION

The subject property is a self-contained, detached office building and warehouse which internally comprises a suite of offices and meeting rooms as well as open plan space.

The property is fully accessible throughout whilst also bearing the following specification:

- Reception Area
- Fitted kitchen facilities
- Roller security shutters
- 820 sq ft warehouse
- 20 car parking spaces
- Gated compound
- Accessible W/C
- Outside meeting pod



BOARD ROOM



OFFICE SUITE



KITCHEN



MEETING ROOM



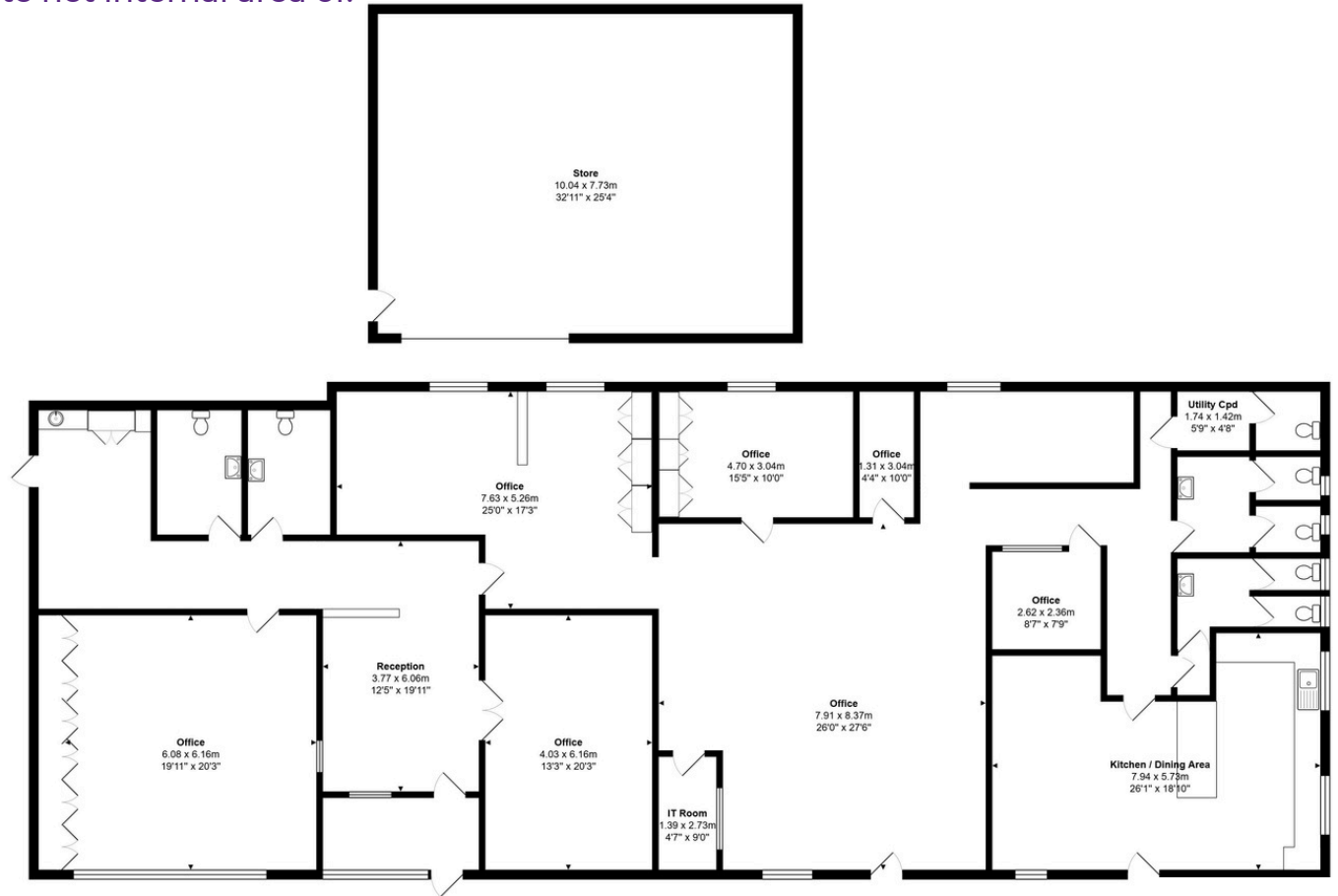
WAREHOUSE



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Offices	3498	325
Workshop	851	79.1
Total	4349	404



All measurements are approximate and for display purposes only. No liability is accepted by either the agency or Bow Research Solutions Ltd as to the exact measurements of the space.



EPC

The property currently benefits from an EPC rating of C-70

VAT

VAT is not applicable at this property.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £42,000 per annum.

SERVICE CHARGE

A service charge is not applicable here.

RATEABLE VALUE

Rateable Value: £29,500. This is due to increase to £36,000 from the 1st April 2026.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■