



Elland House

2 John Charles Way, Leeds, LS12 6LY

**MODERN FIRST FLOOR
OFFICE SUITE on
ESTABLISHED BUSINESS
PARK with PARKING - TO
BE REFURBISHED!**

2,144 sq ft
(199.18 sq m)

- ON ESTABLISHED BUSINESS PARK off GELDERD ROAD
- TO BE REFURBISHED
- MODERN SPECIFICATION inc. AIR CONDITIONING
- OPEN PLAN OFFICE LAYOUT
- HIGH QUALITY MEETING ROOMS IN SITU
- ON-SITE CAR PARKING

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Summary

Available Size	2,144 sq ft
Rent	£13.50 per sq ft
Rateable Value	£44,250 The property is currently assessed under one single rating for the entire building. The first floor will therefore need reassessing separately upon occupation.
VAT	Applicable
EPC Rating	D (79)

Location

Elland House is located on Gelderd Business Park, which is an established office development of five self-contained office buildings set within its own fully landscaped attractive environment directly opposite the Mercedes Benz dealership garage and the City West Office Park.

The property is situated only 2 minutes' drive from Junction 1 of the M621 motorway which provides an immediate link to the M62 and M1 motorways and just a 10 minute drive South-West of Leeds city centre. Elland House is therefore ideally situated for quick and easy access to all areas of Leeds, the national motorway network and all the amenities within Leeds City Centre.

Description

Elland House is a prominent and attractive, detached two storey office building of masonry construction under a pitched, tiled roof. The property provides high quality office accommodation over the ground and first floors.

The available accommodation is TO BE REFURBISHED and located on the first floor, benefitting from the following specification features:

- High quality glazed meeting rooms in situ
- Air conditioning & gas central heating
- Full access raised floors
- Modern suspended ceilings with LED lighting
- Kitchen and W/C facilities

Accommodation

The accommodation comprises the following net internal floor areas:

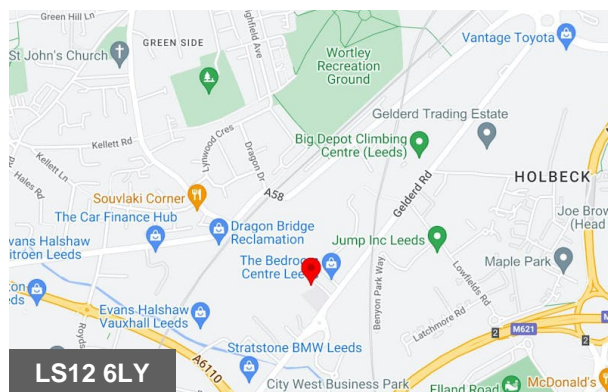
Name	sq ft	sq m	Availability
Suite - First Floor	2,144	199.18	Available
Total	2,144	199.18	

Parking

There are 10 on-site car parking spaces to be allocated for the sole exclusive use of the first floor tenant.

Terms

The available accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.



Viewing & Further Information



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