

MODERN OFFICE SUITES TO LET



WOOD LANE, BELL HILL, ROTHWELL, LEEDS, LS26 0RS

- 178 sq.ft (16.54 sq.m.) – 191 sq.ft (17.74 sq.m)
- Rent - £330 pcm - £350 pcm
- Situated just off the A61 with swift access to the M1
- On-site parking
- Communal staff facilities

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located just off Wood Lane in Rothwell, which leads directly to Junction 44 of the M1 motorway via Wakefield Road (A61).

The property is also just over 1.3 miles from Junction 7 of the M621 motorway and only 4 miles south of Leeds City Centre.

DESCRIPTION

The suites provide open plan office space, and benefit from the following specification:

- Suspended ceiling
- Perimeter trunking
- Comfort cooling
- Shared staff facilities

ACCOMMODATION

The suites have been measured in accordance with the RICS Code of Measuring Practice and have an approximate area of **178 sq.ft (16.54 sq.m) and 191 sq.ft (17.74 sq.m)**

TERMS

Suite 1 is available by way of an effective fully repairing and insuring lease, for a term of years to be agreed, at a rent of **£3,960 per annum exclusive**.

Suite 2 is available by way of an effective fully repairing and insuring lease, for a term of years to be agreed, at a rent of **£4,200 per annum exclusive**.

RATES

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Currently awaiting reassessment.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Flynn Burgess

T: 0113 244 9020

M: 07402 653238

E: flynn@bht.uk.com

Subject to Contract
Oct 24

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.