

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)
Total	8,938 sq ft (830.34 sq m)

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

RATEABLE VALUE

Current: £29,750

Rates Payable: £14,845.25

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

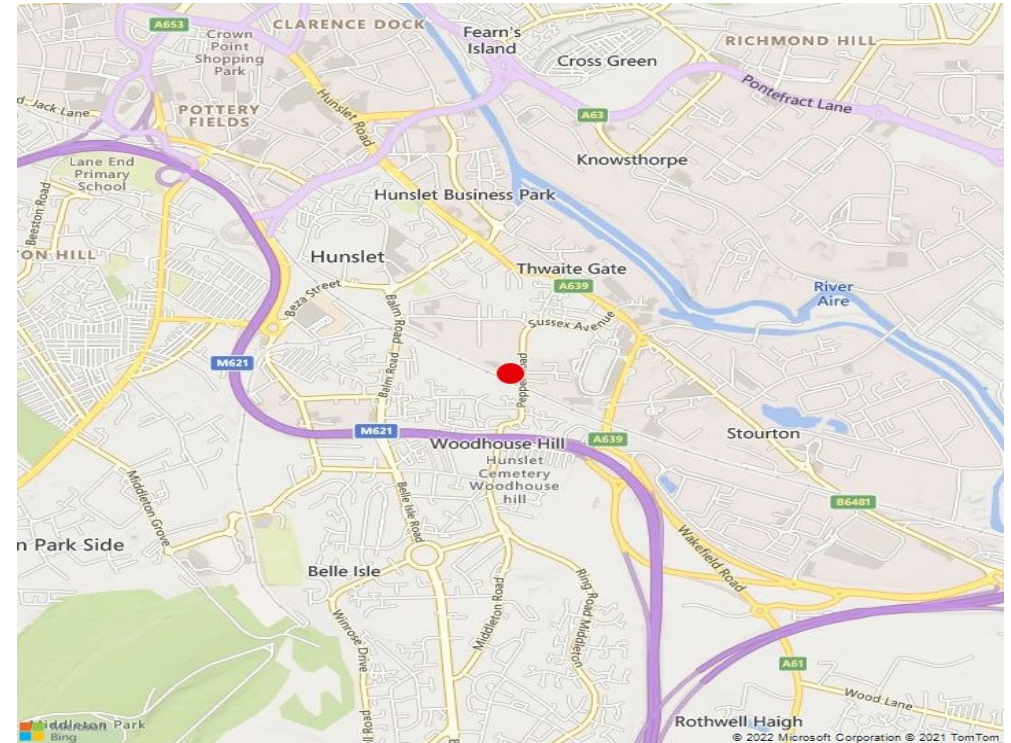
This property has an energy rating of D.

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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