



**GROUND FLOOR,  
UNIT 2,  
RAWDON BUSINESS PARK,  
LEEDS,  
LS19 7BA**

**TO LET**

**Modern Grade A offices with parking.**

**4034 SQ FT (374.8M<sup>2</sup>)**

## LOCATION

Rawdon Business Park is located 7 miles north west of Leeds City Centre, 32 miles south west of York, 6 miles east of Bradford. The property itself is situated just south of Yeadon town centre in a prominent corner location on the north side of Green Lane (A658). Leeds Bradford International Airport lies just over a mile to the east of the property.

## DESCRIPTION

Modern Grade A ground floor office accommodation benefitting from full raised access floors, LG7 lighting, air conditioning and fob access security. The space is predominantly open plan and benefits from 15 onsite car parking spaces.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the unit provides the following approximate net internal areas:-

Ground floor 4034 sq ft (374.8m<sup>2</sup>)

This space can be split into two units of c. 2000 sq ft if required.

## TERMS

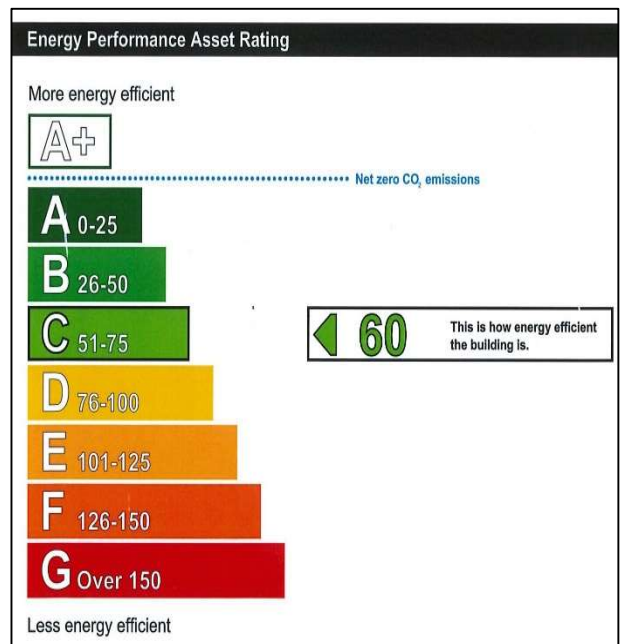
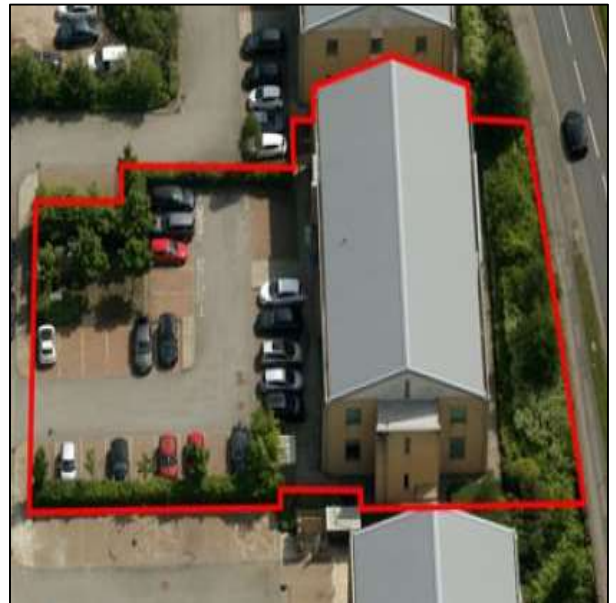
The space is available for a minimum term of 3 years at a rent of £12.50 psf per annum plus VAT. A small estate charge is also applicable.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£34,000**. Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).



## SUBJECT TO CONTRACT

Details prepared

SPD/LPJ

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.