

**TO LET**

**HIGH QUALITY AIR CONDITIONED OFFICE SUITES  
WITH EXCELLENT ON-SITE PARKING**

**3,510 - 9,780 sq ft**

# EVOLUTION HOUSES



- > Newly refurbished
- > Convenient fringe city centre location
- > Available at **COMPETITIVE RENTAL**

**34-36 SPRINGWELL ROAD | HOLBECK | LEEDS | LS12 1AW**

# HIGH QUALITY AIR CONDITIONED OFFICE SUITES WITH EXCELLENT ON-SITE PARKING

## 3,510 - 9,780 sq ft

### DESCRIPTION

The available accommodation comprises part of the ground floor and part of the first floor of this substantial newly refurbished office building, which provides high quality accommodation benefitting from good natural light and **free on-site parking**.

There is a very useful storage area accessed from the rear of the building by way of a full-height roller shutter door included with the ground floor office suite. There is also a small private office with WC and changing room facilities which can be included with the first floor office suite.





# EVOLUTION HOUSE

## SPECIFICATION

The available accommodation benefits from the following specification features:-

- Air conditioning
- Full access raised floor
- Male and female toilet facilities
- Modern suspended ceilings
- New LED lighting
- Electrically operated security shutters on all ground floor windows and doors
- Excellent free, allocated car parking
- Good quality carpeting and decorations
- Disabled access and facilities
- Sealed-unit double-glazed windows
- Shower (first floor)
- Fitted kitchens in each suite

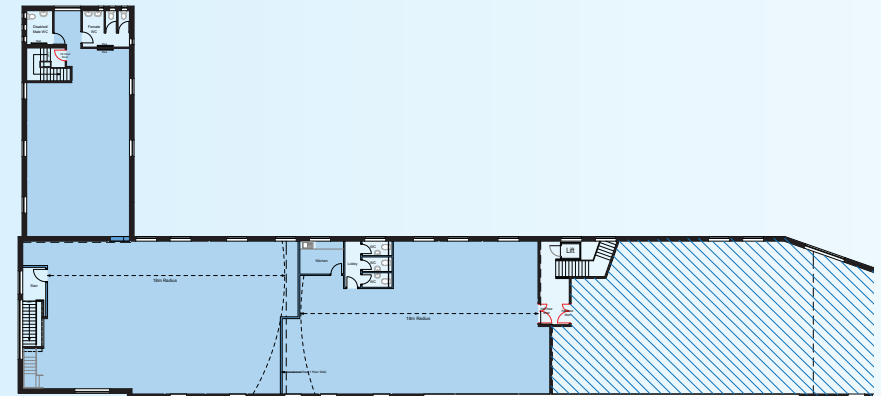
## ACCOMMODATION

Evolution House provides the following approximate net internal floor areas:-

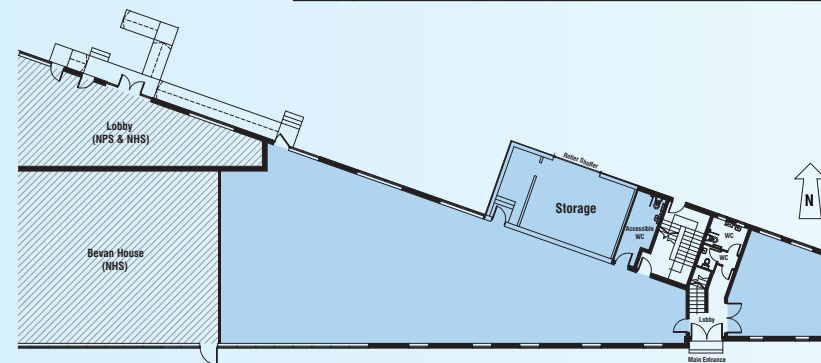
|                        |                    |
|------------------------|--------------------|
| Ground Floor - office  | 2,995 sq ft        |
| Ground Floor - storage | 515 sq ft          |
| <b>Total</b>           | <b>3,510 sq ft</b> |
| First Floor - office   | 5,885 sq ft        |
| Ground Floor - office  | 385 sq ft          |
| <b>Total</b>           | <b>6,270 sq ft</b> |
| <b>Total</b>           | <b>9,780 sq ft</b> |

## PARKING

The available suites benefit from an excellent on-site car parking allocation with 1 space per 250 sq ft available within the private car park. This parking is available at no extra rent. Additional on-street parking is also available immediately in front of the property.



First Floor Plan



Ground Floor Plan



## LOCATION

Evolution House is a substantial two-storey, brick-built office building fronting onto Springwell Road, midway between its intersections with Whitehall Road and Water Lane, within the much improving area of Holbeck.

Springwell Road is very conveniently situated being just outside the traditional city centre core (approximately 1 mile due south west of Leeds City Centre) and within ¼ mile of both the M1 and the M621 Motorways (and thereafter the national motorway network).

Evolution House thereby offers attractive, well-specified office accommodation in an easily accessible location yet avoiding the city centre traffic congestion problems.

## RATES

The available suites will require re-assessing for rating purposes on occupation. For further information please contact the letting agents.

## EPC

The property is to be reassessed for Energy Performance Certificate purposes.

## TERMS

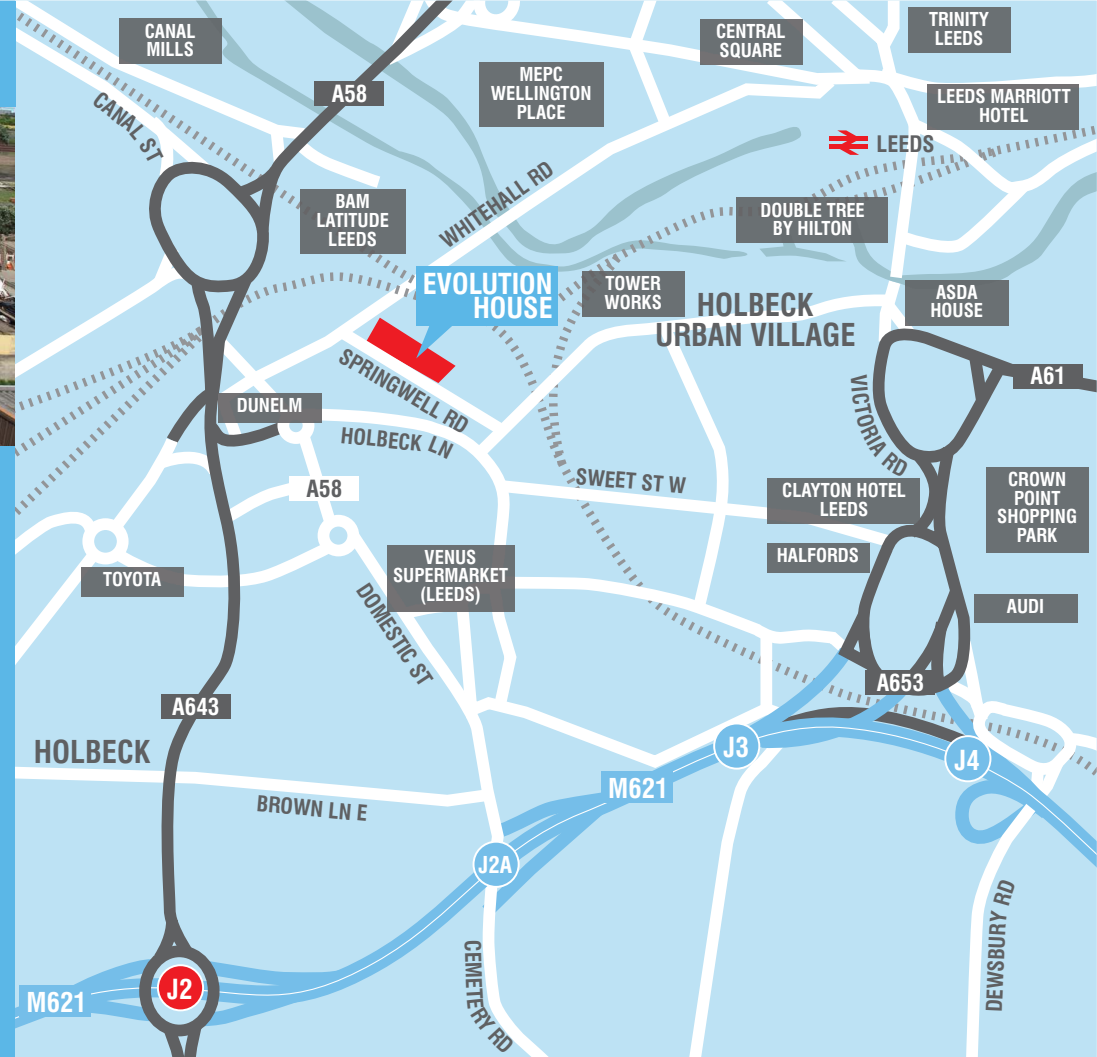
Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

Short term and flexible leases may be available.

The commencing rental is to be based on only £12.50 per sq.ft. per annum **inclusive of car parking**.

Disclaimer: Carter Towler, March 2022

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## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents.

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