



CHN House

1 John Charles Way, Gelderd Business Park, Leeds, LS12 6QA

**HIGH QUALITY GROUND
FLOOR OFFICE
ACCOMMODATION with
PARKING**

1,470 to 3,121 sq ft
(136.57 to 289.95 sq m)

- EASILY ACCESSIBLE LOCATION
- MODERN SPECIFICATION
- HIGH QUALITY EXISTING FIT OUT IN SITU
- FURNITURE AVAILABLE
- ALLOCATED CAR PARKING
- FLEXIBLE TERMS

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Summary

Available Size	1,470 to 3,121 sq ft
Rent	£12 per sq ft
Rates Payable	£5.28 per sq ft
VAT	Applicable
EPC Rating	C (75)

Location

CHN 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. CHN 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

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

The available accommodation is located on the ground floor and benefits from the following specification features:

- Fully carpeted and decorated
- Access raised floors
- Modern suspended ceilings & LED lighting
- Air conditioning & gas central heating
- Privately partitioned meeting rooms
- Kitchen facilities
- Secure intercom entry and alarm system
- Male and female w/c facilities
- Lift access

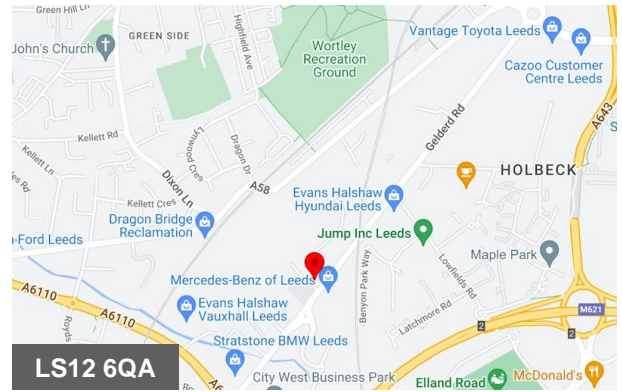
Accommodation

The ground floor of CHN House is available as either a whole or in part and comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Ground - LEFT-HAND SIDE	1,470	136.57	Available
Ground - RIGHT-HAND SIDE	1,651	153.38	Available
Ground - WHOLE FLOOR	3,121	289.95	Available
Total	6,242	579.90	

Terms

The commencing rental rate is to be £12.00 per sq ft per annum exclusive.



Viewing & Further Information



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