



## Edison Business Centre

Ring Road, Leeds, LS13 4ET

### **GOOD QUALITY OFFICES IN ACCESSIBLE LOCATION WITH PARKING**

**386 to 1,315 sq ft**  
(35.86 to 122.17 sq m)

- CONVENIENT LOCATION
- FLEXIBLE SIZES & TERMS
- MODERN SPECIFICATION
- BREAK-OUT AREA
- FITTED KITCHEN FACILITY
- CAR PARKING AVAILABLE

# Edison Business Centre, Ring Road, Leeds, LS13 4ET

## Summary

Available Size	386 to 1,315 sq ft
Rent	£12 per sq ft
VAT	Applicable
EPC Rating	D (85)

## Location

Edison Business Centre is a two-storey brick-built office building situated in an extremely accessible location just off the A6110 Ring Road in Bramley, which serves as a key access road in west Leeds and directly serves the M621 motorway network.

## Description

The building provides high quality office accommodation over the ground and first floors, situated within large grounds with on-site car parking.

In terms of specification, the accommodation benefits from carpet floor coverings, decorations, suspended ceilings, LED lighting and air conditioning. There is also a large breakout area for the use of all tenants situated on the ground floor which benefits from a fully fitted kitchen facility.

## Accommodation

The accommodation provides the following net internal floor areas:

Name	sq ft	sq m	Availability
Suite - Ground Floor, LHS	1,315	122.17	Available
Suite - First Floor, RHS	386	35.86	Available
Suite - First Floor, LHS	693	64.38	Available
<b>Total</b>	<b>2,394</b>	<b>222.41</b>	

## Rates

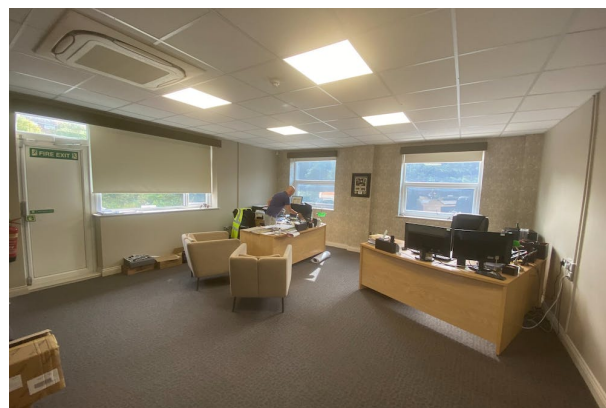
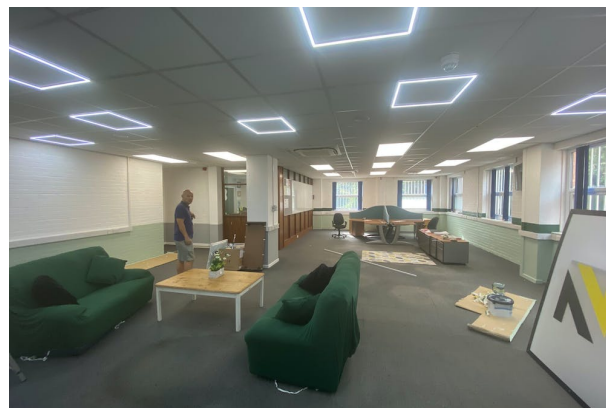
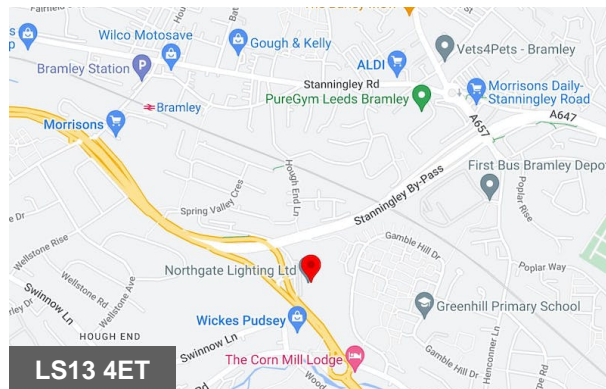
The property has been assessed for rateable value purposes. A potential occupier may benefit from small business rates relief subject to satisfying the usual criteria.

Please contact the sole letting agents for further information.

## Terms

The property is available by a way of a new effective full repairing and insuring lease for a term of years to be negotiated and agreed.

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



## Viewing & Further Information



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