

TO LET / FOR SALE **LM** ONE.

QUALITY DETACHED OFFICE
ACCOMMODATION



Victoria House, Henshaw Lane, Yeadon, Leeds, LS19 7RZ

- Newly refurbished office space
- Dedicated onsite parking
- Prominent position
- Size – 1,569 sq ft

LEASING CONSIDERATIONS

- Units available by way of new FRI Leases
- Quoting rent £23,475 per annum exclusive
- Excellent prominence fronting onto Henshaw Lane
- Ample on site parking
- Newly refurbished interior
- High quality stone building
- Excellent access to road networks



LOCATION

Yeadon is located approximately 7.5 miles north west of Leeds City Centre. Leeds Bradford Airport is approximately 1.25 miles to the north. The building is prominently situated fronting Henshaw Lane which provides direct access onto the A65 close to where it intersects the A658.

The premises offer easy access to both Leeds and Bradford City Centres as well as a number of towns to the north including Ilkely, Otley and Harrogate.

DESCRIPTION

Victoria House comprises a detached stone built property under a pitched slate roof. There is an external tarmacadam car park. The premises have been substantially modernised and internally provide high quality office accommodation, benefitting from a wet central heating system to radiators, Male/female W/C facilities and a kitchenette facility.

The premises extend to the following approximate net internal floor areas:

Basement –	324 sq ft
Ground –	427 sq ft
First –	585 sq ft
Second –	233 sq ft
Total –	1,569 sq ft





RATES

The Rateable Value is understood to be £7,200. Interested parties are advised to make their own enquiries.

TERMS

Rent – Quoting £23,475 per annum exclusive
Price on Application

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Tel / 07552 476571

Email / steven@lm1.agency

Tel / 07960 708544

Email / matt@lm1.agency

July 2021

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

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