



Bowcliffe

FOR SALE/TO LET

Self-Contained, High Quality Office

From 1,451 sq ft to 3,558 sq ft (136sqm - 331sq m)

+10 Parking Spaces



Unit 1 Manor Mills

Manor Road

Leeds

LS11 9AH

LOCATION

Manor Mills is located on Manor Road which is situated to the south side of Leeds city centre. The property is a short walk from the Leeds City Centre and the Railway station.

The office is situated within one of the largest regeneration initiatives in Europe within the 'Southbank' area of Leeds.

Manor Mills benefits from several amenities in close proximity including The Cross Keys and The Midnight Bell pubs, Tesco Express, Phillpotts and Starbucks as well as being a short walk to the main retail core of the city.

The M621 motorway is located a short distance from Manor Road which in turn connects to the M1, A1M and M62 providing excellent connectivity from the property.

DESCRIPTION

Manor Mills provides self-contained high specification office accommodation.

The ground floor office benefits from the following: -

- Predominantly open plan office
- Suspended ceilings
- LG7 Lighting
- Air conditioning
- Full raised access floor
- Fully carpeted
- Kitchen
- Board room / meeting rooms
- Intruder alarm
- Male/Female/Disabled WC's
- 10 parking spaces
- Secure entry door system

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 3,558 sq ft (330.55 sqm). The suite is capable of sub-division to create 2 self-contained suites.

TERMS

The property is available for sale or to let, as a whole or in part. Please contact us for quoting terms.

SERVICE CHARGE

A service charge is in place for the maintenance and upkeep of the common parts including the external fabric of the building, external lighting and landscaping.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The office accommodation has a Rateable Value of £53,000 pa.

For further information please contact the Business Rates Department at Leeds City Council – 0113 376 0359.

FURTHER INFORMATION

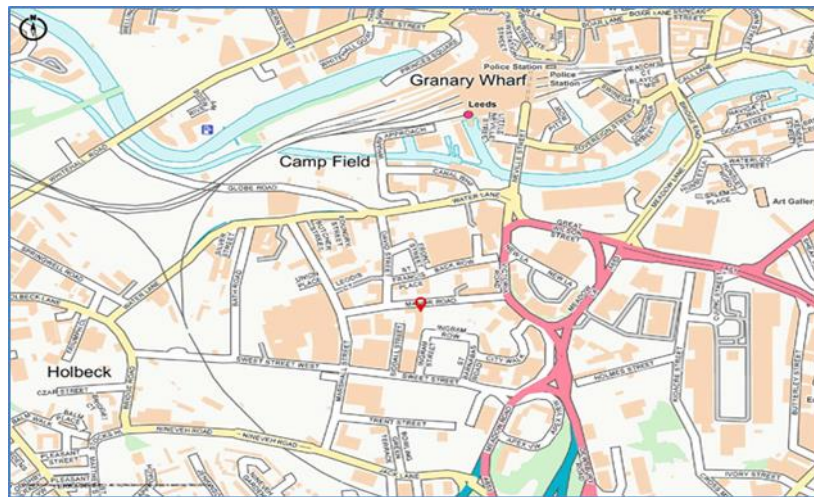
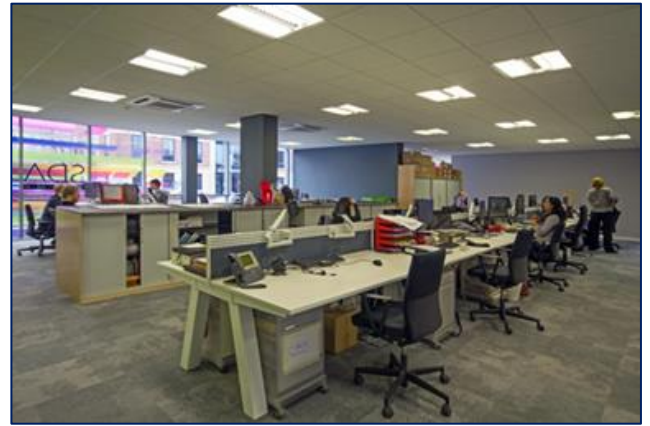
For further information or to make an appointment to view please contact the sole letting agent Bowcliffe.

Tel: 0113 245 2452

Contact: Jeff Robertson
Email: jr@bowcliffellp.com

Contact: Matthew Tootell
Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.