



TO LET/MAY SELL

**Dawsons House,
Owlcotes Ln,
Stanningley,
Pudsey
LS28 6PY**



Highly prominent self-contained office building on self contained site 0.77 acres (0.31 Ha) with parking and extensive frontage to Ring Road (A6120) May suit alternate uses (subject to planning).

- 3,575 - 7,158 Sq Ft (332.12 – 665 Sq M)
- Modern building
- Extensive car parking spaces included (43 spaces 1:166 sq ft)
- Full access raised floors
- Carpeted and suspended ceilings incorporating LED lighting.
- Male & Female Wc's .
- Passenger lift
- Possible leaseback available on first floor.

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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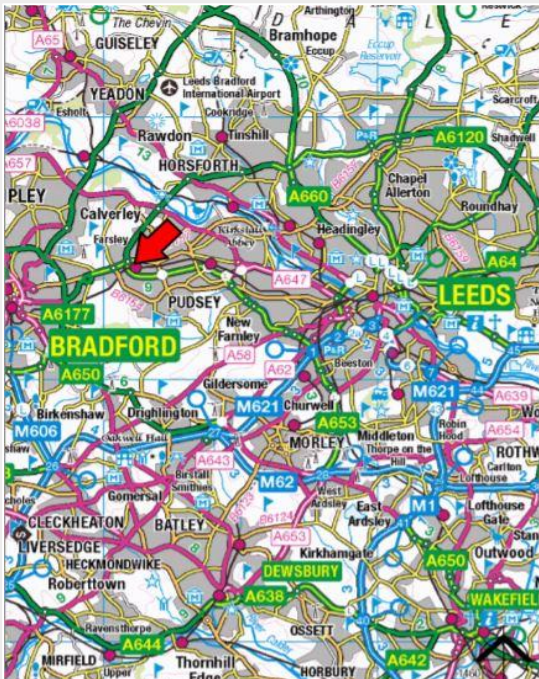
LOCATION

The property is situated within the A647 ring road to the south of Bradford Road in landscaped grounds. New Pudsey Train Station is a 2 minute walk from the subject property with a travel time of 10 minutes to Leeds city centre.

DESCRIPTION

The property comprises a modern brick two storey office building constructed in the 1990's. The property provides a combination of modern open plan and partitioned offices. The building presents extremely well benefitting from recent works which include redecoration and refurbishment. The property is constructed to a high specification and benefits from the following features:

- Raised access floors
- LED & CAT2 lighting
- Comfort cooling and radiators to part
- Male/female and disabled toilets
- Server room
- Door entry system and alarm
- Passenger lift
- Extensive parking



ACCOMMODATION

Measured on a net internal basis, our clients can offer the following sizes: -

	Sq ft	Sq m
Ground Floor	3,575	332.12
First Floor	3,583	332.87
Total	7,158	664.97

RATEABLE VALUE

£82,135 which equates to rates payable for 2020/21 of £42,053 per annum

EPC

Available upon request.

VAT

VAT will be charged on all outgoings at the prevailing rate.

TERMS.

Our clients are seeking to let the ground floor or if the building is sold agree a lease back on first floor. Consideration may be given to vacant possession. Further information is available upon request.

RENT/PRICE

£10 per sq ft excl. Price on application.

SERVICE CHARGE

Should the property be partially let a service charge will be levied to cover the costs of the upkeep, maintenance and utility costs of the property, further information is available upon request.

VIEWING

Via the sole agents TFC on 0161 234 0777



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Plotted Scale - 1:1,250

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